



walla **walla** community college facility master plan

walla **walla** campus

june 22, 2017

prepared by **ALSC Architects**





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wallawalla campus

The following vision, mission and goals were expressed in the recent 2014-2020 Walla Walla Community College Strategic Plan Update:



VISION

Walla Walla Community College will be the catalyst that transforms our students' lives and the communities we serve.

MISSION

Walla Walla Community College inspires all students to discover their potential and achieve their goals by providing relevant, equitable, and innovative learning opportunities and services.

VALUES

Learning opportunities, integrity, sense of community, teamwork, diversity, innovation, health and humor, personal and professional growth, excellence, sustainability.

OVER-ARCHING STRATEGIES

- 1 Strengthen student diversity and access
- 2 Strengthen student enrollment, retention, and outcomes
- 3 Strengthen and expand programs, academic / business partnerships, financial resources, and alternative sources of revenue
- 4 Support Clarkston facilities expansion
- 5 Nurture, expand, and leverage WWCC's presence in surrounding communities

TACTICAL INITIATIVES

- 1 Student Success Initiatives
 - Achieving the Dream
 - S.T.E.M. (facilities and programming)
 - Articulate and Align K–20 Pathways
 - Increase Baccalaureate Educational Opportunities for Place-Bound Residents
 - Student Housing
- 2 Strengthen Community Initiatives (Internal)
 - Grow, Attract and Retain Talent
 - Achieving the Dream
 - Wellness
 - Equity
- 3 Strengthen Community Initiatives (External)
 - New Programs/Close Skills Gap
 - Economic Development/Innovation Partnership Zone
 - Establish Center for Rural Entrepreneurship
 - Wellness/Mental Health
 - Corrections Education
- 4 Resource Stewardship
 - Financial Adequacy/Audits with no findings
 - Increase Financial Aid/Scholarship Opportunities for Students
 - Increase Grant Writing Capacity
 - Establish Renewable Energy Park
 - Regional Water Stewardship (see Sustainability Plan)
 - Reduce Carbon Emissions





- 1** **Maintain a Student Centered Campus**
All future development should be designed with the students needs in mind and should be focused on delivering the best possible education.
- 2** **Embrace & Preserve Natural Landscapes**
One of the unique features of the WWCC Campus is the presence of Titus Creek and its riparian landscape as well as Mill Creek. Future development should take advantage of these assets as well as maintaining views to the Blue Mountains.
- 3** **Connect to Titus Creek**
Future buildings, outdoor spaces and pathways should provide visual links to Titus Creek and its natural riparian landscape to help it become a stronger part of the campus experience and WWCC's identity.
- 4** **Preserve Open Rural Feel of Campus**
The existing campus has a feeling of openness that is reflective of its rural location and the Walla Walla community. Campus buildings should be scaled and spaced to preserve this character. Parking lots should be dispersed in and around campus buildings and their presence obscured by landscaping.
- 5** **Campus Buildings to Front the Central Green or Campus Drive**
Buildings with the most students should front the "Central Green" space. Other less populated buildings should have entries that are visible from the main Campus Drive. Extending Campus Drive to the east will provide a better connection to the John Deere Center and the Water Center as well as making them easier to find by first time visitors.
- 6** **Community Outreach Buildings Face Isaacs Avenue**
With the locations of the Center for Enology & Viticulture, Auto Training Center and the Technology Skill Center, Isaacs has become the public face of the campus. Future buildings that serve programs such as hospitality, cosmetology and others that have a community outreach component should also face Isaacs Avenue. This will make them easy to find for potential users/customers.

7 Main Building Continues as Anchor Serving Student Needs

As the campus grows, some functions currently housed in the Main Building will need to move out. It is recommended that Administration and Student Services such as financial aid, the bookstore, cafeteria and library remain in the building. These functions can expand in the building over time as academic classrooms move out.

8 “Greening” Overall Campus

The current campus does not have a consistent level of landscaping throughout. The college should seek opportunities to add landscaping along roadways, pedestrian pathways and in parking lots.

9 Sustainable Site Design

As the campus is developed and grows, sustainable site concepts should be implemented. These include, but are not limited to shading asphalt with trees, controlling light pollution, treating storm water run-off, utilizing native plants for landscaping and preserving open space.

10 Encourage Healthy Behavior

The WWCC Strategic Plan lists wellness as a strategy. Campus planning can affect this goal by providing safe, pleasant and convenient pedestrian pathways throughout. When done well, this will encourage walking over driving as a means to get around the campus.

11 Stay Current with Changing Technology

New opportunities to use technology for improved delivery of quality education are constantly emerging. All future campus development and growth should provide the flexibility to include emerging technologies as they become available.

12 Maintain Existing Campus Entry

The existing campus entry off Tausick Way was determined to be the optimum location for the formal entry to the campus. The area around the entry should be preserved for this function. It should be kept free of structures and enhanced landscaping and improved campus identity signage should be considered in the near future.

walla**walla** campus

500 Tausick Way
Walla Walla, WA 99362



wallawalla

masterplan process

The primary goal was to locate proposed new building sites for a Science and Technology Building, a new Student Recreation Center, Future Student Housing and the Center for Rural Entrepreneurship (CRE).

Preparation of this Master Plan began with multiple stakeholder meetings on the Walla Walla Campus from November 2016 through May 2017. Stakeholders included the Board of Trustees, Staff/Faculty, Students and ASB Leadership. The findings were reviewed at various meetings by ALSC with the Steering Committee and the recommendations in this Master Plan update reflect the consensus of the Steering Committee.

Meetings with specific user groups were also held to collect info for the following:

- A meeting with Maintenance Staff to locate utility infrastructure on campus maps.
- A meeting with the Science and Technology Building group to understand criteria for siting this new building.
- A meeting with the Student Recreation Center group to understand criteria for siting this new building.
- A meeting with the Student Housing group to understand criteria for siting this new building(s).
- A charrette for the Center for Rural Entrepreneurship to provide clarity to an emerging program at Walla Walla Community College by taking a step back to review the history of the concept, understand the vision/mission, discuss needs to ensure success and identify future building needs that could inform the current update to the WWCC 2017 Facility Master Plan.

In 2014, the ALSC team toured all WWCC buildings and prepared updated Facilities Condition Reports as well as suggested improvements. The updated Facilities Condition Report is found in the Building Inventory portion of this Master Plan. In this 2017 report update, Shane Loper, Director of Facilities & Capital, took those findings from 2014 and edited them to best reflect the current condition. A walk through of each building was deemed unnecessary at this time.



general
summary

walla walla community college

Walla Walla Community College has grown rapidly from 850 students in 1967 to a present annual enrollment of over 13,000 (head count is currently 3,800 at the Walla Walla campus). Beautifully located on approximately 100 acres, the Walla Walla campus has become an educational and cultural center for Southeastern Washington. Extending its facilities and programs throughout its four-county service district, Walla Walla Community College's Clarkston Center, located in Clarkston, Washington, is the hub of educational activity in Asotin and Garfield Counties. WWCC also maintains a facility at the Washington State Penitentiary and Coyote Ridge Corrections Center.

Walla Walla Community College exhibits an interesting history with a wide range of building types, sizes and configurations. Unlike other colleges and universities, the Walla Walla and Clarkston Campuses have not been limited by a predetermined building style or arrangement. This can be a positive development, if certain challenges are met.

These challenges include the site development and the infrastructure needed to create harmony among individual structures. Defining and enhancing vehicular and pedestrian circulation, landscaping, irrigation, storm water drainage, signage and recreation, as well as site amenities, to create a cohesive and sustainable environment, is a goal worth pursuing. The suggestions mentioned in each of these sections will provide a road map for desired future improvements. Likewise, information contained within the individual building descriptions and suggestions for improvement will provide sufficient guidelines for each building.

It is important to recognize the need for a more efficient and ecologically sustainable use and care of water resources. The Water & Environmental Center, the various solar panel arrays and wind turbine projects have established a high threshold to be met for water and energy conservation as well as management of these resources. These projects have become the genesis for a new way of thinking about water and the environment. These sustainability principles will be implemented in the design of future buildings.

Included in this report are drawings showing potential future building locations, parking areas, vehicular and pedestrian circulation and landscaping. Each planning option is a result of a collaborative effort of Walla Walla Community College students, staff and administration, public officials and ALSC Architects. The final report options are a result of many planning meetings to discuss both existing conditions and the College's mission and goals. This report includes a list of improvements prioritized as immediate needs, short term needs and long term needs.

The recommendations found in this plan represent the understanding of WWCC needs and priorities at the time it was prepared. It should be viewed as a living document and, as time passes, its recommendations must be evaluated in the context of the current state of the College and the conditions in which it operates.



general
description

The Walla Walla Community College - Walla Walla Campus is an arrangement of independent buildings and open spaces that occupies an area over 100 acres. The campus extends from Tausick Way on the west to a property boundary line east of the agricultural buildings and from Isaacs Avenue on the north to Mill Creek on the south. The campus plan is somewhat complex due to active growth over the last 30+ years and its location adjacent to waterways and natural areas.

HISTORY

The first building to be constructed was a portion of the main building, built in 1974. Accompanying this structure was a wedge of the current main parking lot. This parking lot was extended as later buildings, such as those transported from the 1974 World's Fair in 1976, were added. Each addition was based upon community education and training needs. Initially, additional buildings were positioned relatively close to the main structure. The buildings currently used for agricultural training were placed farther away from the main building to better accommodate the equipment and vehicular needs. Titus Creek became a boundary which separated the main building complex from the agricultural structures and the area to the south. The addition of the Water & Environmental Center east of Titus Creek became a catalyst for restoring the riparian landscape in the area.

CAMPUS IDENTITY

Due to the incremental development and varied nature of the structures which make up the campus, it is difficult to categorize campus identity. The campus is composed of unique building configurations, sizes, shapes and types of construction with varying degrees of similarities. The similarities which help to bind the campus together include color, proximity and, to a lesser extent, construction materials. The elements which tend to disassociate the buildings include the following:

- A Proximity: A few buildings are located a considerable distance apart without the benefit of a strong pedestrian connection.
- B Orientation: A few buildings are oriented to Isaacs Avenue and, to a certain extent, turn their backs to the main campus.
- C Attention: A few of the buildings receive more attention than others. This includes landscaping, access, and visibility.
- D Accommodation: A few of the buildings have better access to paved parking and pathways than others.

Improvements in these four areas would greatly affect the overall image of the campus.

FACILITY LAYOUT

The campus is presently composed primarily of five major development zones:

- A Campus Loop buildings.**
- B Entrepreneurship and hospitality type of programs along Isaacs Avenue – community outreach.**
- C Recreation and sports associated facilities to the west.**
- D Environmental Resource and Agricultural related facilities to the east.**
- E Undeveloped areas to the southeast.**

The Main Building Complex is the most developed zone. The origin of the campus is here, along with the greatest portion of classrooms and other teaching facilities. Circulation is well defined and associated facilities are in close proximity. The main parking lot is oriented to these buildings.

Any development that occurs along Isaacs Avenue has the highest degree of visibility. It is perhaps for this reason that the most recent development has taken place here in the areas of entrepreneurship and hospitality. Development in this area has the distinct advantage of being highly visible, but is more difficult to connect to the Main Campus Complex by means of pedestrian pathways.

The recreation and sports associated zone contains all of the organized sports activities as well as unorganized activity. It has the fewest structures and the most loosely defined circulation. Adjacency to parking has been low priority.

The Environmental Resource and Agricultural related zone includes the Water & Environmental Center and agricultural buildings and Greenhouse. These structures are tucked away from the main entry drive and are distinctly separate from the Main Building Complex. To some degree, these facilities suffer from their lack of visibility.

The southeast area of the existing campus appears to be the forgotten corner. This area has remained unorganized and undeveloped. It also happens to be the most visible area from the bike path along Mill Creek. The unfortunate (and unintentional) result is that it appears that the campus turns its back on Mill Creek. This area could truly use some attention.

SUMMARY

It is important to create a sense of identity and unity among the campus buildings and certain improvements should be pursued to attain this. These improvements could mesh quite well with other, more pragmatic, concerns which will be discussed in other Site Consideration sections.



The evolution identified in the next few pages is conveyed as immediate, short-term and long-term goals in order to provide some level of prioritization. The buildings are listed in no particular order, allowing flexibility to adjust over time.

The Walla Walla Campus is spatially organized around a central building (Main Building D) along with a fan shaped parking lot that radiates from the main building. The main building can benefit from a new entry addition along with an adjacent entry plaza in order to create a more positive and welcoming experience for potential and existing students, faculty and the general public. The main, fan shaped parking lot will be greatly improved with the addition of pedestrian pathways that separate people from vehicles as well as connecting to the buildings along Isaacs Avenue to the Main Building. It is envisioned that the parking lot drainage would also be upgraded to drain to the landscape islands. The current design is to sheet drain west to one catch basin, which creates a safety concern during freeze cycles.

One of the projects in the short-term goals is to improve the two campus entries on Isaacs to the level of the main campus entry along Tausick Way, greatly enhancing the college's visibility and identity within the Walla Walla community. The Dietrich Activity Center is an iconic element for the campus. Previous master plan proposals have identified to place buildings in front of the activity center, hiding it from view. Through much discussion with the college, it has been expressed that future buildings should not block the view. In the long-term, Campus Loop Drive will be realigned to axially align to Main Building D, so that all visitors/patrons will pass by this important landmark.

Another notable modification is to Campus Loop Drive. Realignment of Campus Loop Drive is desired to create a much more direct access to the Agriculture facilities and Water & Environmental Center. In the distant future, the vision is to extend Campus Loop Drive to Isaacs Avenue further to the east along with the acquisition of property to make this connection viable.

campusloop buildings

200A	Dietrich Activity Center
200B	Parent Child Center
200C	Women's Center
200D	Main Building
200E	Health Science & Performing Arts
200F	Technology Center
200G	China Pavilion
200H	Facilities/Wind Energy Tech
200J	Vocational / Technical Building

watercenter drive buildings

200K	Child Care Center
200L	Agricultural Mechanics 1
200M	Agricultural Mechanics 2
200N	Farrier / Grounds Maintenance
200P	John Deere Training Center
200Q	Greenhouse
200R	Water & Environmental Center

eastisaac ave buildings

200S	Gilbert Building
200T	Center for Enology & Viticulture
200U	Auto Technology Training Center
200V	Craik Building
SEATech	South East Area Skills Center (WWHS)

Right: The current aerial of the Walla Walla Campus including all existing structures, parking, and amenities. Reference the key above for building locations and additional information.





immediate **priorities**

(in no particular order)

- A** Student Recreation Center: Design and construct.
- B** Science and Technology Building: Obtain additional funding, design and construct.
- C** Parking Replacement: Develop parking north of Tech Center and at north end of main lot to replace parking lost when Recreation Center and Science and Technology Buildings are constructed.
- D** Main Building Classroom Space: Develop a master plan for future uses of the Main Building. Repurpose classrooms in Main Building vacated by move to Science and Technology Center.
- E** Improve Vehicle Access: Study and implement strategies to improve vehicle circulation entering and exiting Campus.
- F** Parking Needs Analysis: Conduct parking analysis to determine number of spaces required and their optimum location. Implement Transportation Demand Management (TDM) Strategies to reduce parking demand (see Appendix for list of potential TDM Strategies).
- G** Student Housing: Conduct student housing study, purchase property and build (see page 31 for possible locations).
- H** Improve Pedestrian Paths: Develop paved pedestrian paths as part of Recreation Center and Science and Technology Building projects. New pathways to include Blue Light Security Phones.
- I** Landscape along Isaacs: Plant native grasses at northeast corner of Campus along Isaacs.
- J** Improve Roadway to Water Center: Improve Roadway to Water Center, John Deere Training Center, and Eastern Campus Area. Include landscaping on both sides of road.
- K** Relocate Tennis Courts.
- L** Improve ADA access to Dome.



short-term priorities

(in no particular order)



- A** Front Lawn Improvements: Activate the lawn in front of the Main Building.
 - o Relocate Student Activity Center so it is adjacent to the front lawn and closer to the Student Recreation Center.
 - o Remove berms to create a larger flat area.
 - o Improve paving and landscaping to better support student events and activities.
- B** Improve Way-Finding Signage:
 - o Identify student parking areas.
 - o Better identify Isaacs Avenue entry / exit to encourage use.
 - o Improve way-finding to Water & Environmental Center.
 - o Use consistent graphic image and Campus branding on signage.
- C** Upgrade Theater Arts Facility: Upgrade Theater Arts Facility and provide additional space as described in the "Performing Arts Building, Phase II" funding request (see Appendix). The improvements will allow Theater Arts Program to be moved out of the China Pavilion.
- D** Remove China Pavilion and Women's Center Buildings: Remove China Pavilion and Women's Center Buildings to improve Campus connection to Titus Creek Riparian Area.
- E** Improve Pedestrian Paths: Improve pedestrian links from Main Building and other buildings on the Campus starting with the most traveled routes. Pathways to include Blue Light Security Phones.
- F** Improve Titus Creek Outdoor Dining: Add landscaping and shading devices to the patio outside Titus Creek Café to make it a more pleasant and habitable outdoor space. Provide more convenient access from Café to patio.
- G** Improve Campus Entries: Improve landscaping and Campus identity at Isaacs Avenue entrances and Tausick Way entrance. Tausick Way entrance to remain main formal entrance to the Campus.
- H** Pave Gravel Parking Lot: Pave and landscape parking lot east of Professional Technical Buildings.
- I** Remove Greenhouse: Create outdoor classroom and experimental/specimen garden at current greenhouse site.
- J** Relocate Motor Pool parking lot.
- K** Landscape Existing Parking Lot.
- L** New Batting Cage near baseball fields. Convert existing structure to Storage for E&V.
- M** Move Bus Loop: Move parking and bus loop out of center green space.





long-term priorities

(in no particular order)

- A** Pedestrian Paths: Complete paths and pedestrian routes linking the Main Building to other buildings on Campus.
- B** Connection to Titus Creek: Seek opportunities to improve visual and physical connections from the Campus to the Titus Creek Riparian Area.
- C** Relocate Programs with Outdoor Yard Storage: Seek opportunities to move programs that require outdoor yard storage to the eastern Campus expansion area.
- D** Move Warehouse: Move Warehouse and Loading Dock from under the Main Building to a location away from the Campus Center.
- E** Professional Technical Building Site: When the Professional Technical Complex exceeds its useful life, replace with buildings that help form a central green space and take advantage of views to Titus Creek.
- F** Upgrade and Remodel Main Building: Add a more inviting and transparent addition to the front and make interior spaces more functional. Space at front addition should include student centered services and visitor information.
- G** Isaacs Avenue Landscaping: Add street trees, landscaping, and sidewalks along Isaacs Avenue.
- H** Improved Access to Southwest Parking Lot and Baseball Fields: Provide lighted pathway connecting southwest parking lot and baseball fields to Main Building.





Due to the location of the Walla Walla Community College Campus, most faculty, staff and students arrive by car. Valley Transit bus service arrives every 25 minutes between 7 a.m. and 7 p.m. There is also a bus service that brings students from the Dayton/Waitsburg area as well as a bus of commuters from the Confederated Tribes of the Umatilla Indian Reservation.

EXISTING VEHICLE CIRCULATION

Currently the Campus has one primary drive which connects Tausick Way with Isaacs Avenue, with access to the primary and secondary parking areas. This road does not serve the parking areas adjacent to the Automotive Technology Training Center and the Center for Enology & Viticulture (Buildings 200T and 200U). Access to Water Center Drive is difficult to navigate and feels like one is crossing a threshold to the backside of campus – alluding to a feeling that one should not be entering without proper clearance.

The primary access used by most students is from Tausick Way. Most of the parking on campus is contained within the centrally located, fan-shaped lot. This lot is concentrically ordered with the focus on the main building entry area. The primary access way in this parking lot is in alignment with the main entry area as well. A service drive which allows access for delivery trucks, as well as a bus stop with turnaround, is located along the east side of this parking area. Other secondary lots exist to the east of the Enology and Viticulture Center (200T) and west of the Automotive Technology Training Center (200U), north of Health Science and Performing Arts (200E), a small lot east of the Technology Center (200F), a large lot east of the Professional Technical Building (200J), parking centered within the agricultural complex and a separate lot for the Water & Environmental Center (200R) plus a small lot adjacent to the Parent Child Center (200B). Additional parking is available by the SEATech Building. There are approximately 1,743 total (including 150 south of the softball field) parking stalls available on the main Walla Walla Campus.

The primary fan-shaped parking area began with the first construction as a smaller wedge, providing for future growth. Unfortunately, this layout is now very limiting and does not allow for further flexibility. This main parking lot now has 882 parking stalls, nearly half of the total number on campus. As other buildings were added to the campus, parking was added on an as-needed basis. The resulting layout lacks any organizing theme or coordination and is not efficient or defined in many places.

PROBLEMS WITH EXISTING CONDITIONS

The existing road and parking system has a number of problems which require consideration. The campus drive roadway carries a considerable amount of traffic entering from and exiting onto Tausick Way. The concern with this entry is due to congestion which occurs during peak hours and the resulting difficulty with south-bound traffic making left turns into the campus. Signage would help alleviate traffic issues by directing cars to the other two entries on Isaacs Avenue as an option.

The large parking lot is a source of considerable concern. The access to the roadway poses vision difficulties and the lack of access aisle definition through landscaped areas presents safety problems. Pedestrian access from within this parking area to the buildings is not safe due to the lack of separation from the cars. The curved row format makes determinations of empty spaces quite difficult. The lot currently has storm drainage problems which require attention.

A few buildings require exiting the campus in order to reach their associated parking lots. This tends to separate rather than connect the different buildings. Pedestrian connections from some of the buildings are interrupted by vehicle drives.

The parking needs of the campus are also not completely being met by the number of stalls available. There is a considerable amount of inefficiency in the layouts of several of the parking areas. The large





unpaved parking area to the east of the Professional Technical Buildings requires parking stall definition.

FUTURE PROPERTY ACQUISITIONS

Consideration has been previously given to the potential purchase of property to the east, west and south (across Mill Creek) of the campus. If any development is pursued in these areas, associated parking lots will be necessary. It will be important to tie in the properties to the south and west as much as possible with the proximity of the bike path along Mill Creek. The property to the east has the potential to provide another means of entry to the campus by extending the roadway out to Isaacs.

POSSIBLE SOLUTIONS

The problems with the existing vehicular circulation and parking on campus could be solved with varying degrees of improvements. One solution is to decentralize parking to improve circulation and create a more pedestrian friendly/oriented campus, improving safety and aesthetics. Improving road access to the Water Center and John Deere buildings would help to connect the “back side” of campus to the rest and would erase the perception of not having enough parking on campus.



Left Top: Geometric, landscaped berms soften the hardscape of large parking facilities.

Left Bottom: Integrated pedestrian pathways within parking facility surrounded by native landscaping.

Right: Blurring the traditional hard lines between pedestrian and vehicular interaction.

suggested improvements

- 1** Provide more definition to the main campus entry on Tausick Way to improve campus identity.
- 2** Realign Campus Loop to align with the Main Building D – improving access to the central hub of campus.
- 3** Divide the main parking area into smaller regions with improved pedestrian and vehicular safety. This includes new landscaping and appropriate signage.
- 4** Organize, pave, and stripe the gravel area to the east of the Professional Technical Building. Include bio-filtration landscaping.
- 5** Reorganize and stripe the parking area within the agricultural building complex so that the storm water run-off will be directed into bio-filtration areas instead of Titus Creek.
- 6** Provide additional motorcycle parking south of the Technology Center and provide a paved parking lot at the site of the Vocational Technical (200-J), Health Ed Building (200-H), and the China Pavilion (200-G) after they are removed.
- 7** Provide additional bike racks in several locations to encourage bike use.
- 8** Encourage the use of Isaacs Avenue Entry/Exits.





After the faculty, staff and students arrive; a vehicle is usually not needed until they are through with all of their activities and classes – in other words, a “Park Once” strategy. The routes of pedestrian access and circulation are significant to the daily activity of the campus.

EXISTING PATHWAYS

The Walla Walla Campus has a variety of pathways which serve to connect the buildings and parking lots. Some of these pathways are quite well defined and effective, others less so. The ones adjacent to the main building, Professional Technical Center and the Dietrich Activity Center are well coordinated with the building entries and, to a certain extent, the parking lots. The path to the Technology Center is also well defined and is, in fact, one of the most striking linear features on campus. As shown in the diagram to the right, the darker lines indicate heavy pedestrian activity, which occurs mostly to the eastern side of campus. Lighter lines indicate light pedestrian traffic, such as to E&V or to the Mill Creek trail system. Paths also extend from the main building to the Women’s Center and to the Parent - Child Education Center. The bike path along Mill Creek connects to the main building by two paths. Defined pathways are not available crossing the gravel parking area to the agricultural buildings or Child Care Center from the Main Building Complex.

PROBLEMS WITH EXISTING CONDITIONS

Parking and pedestrian conflicts exist where there is a lack of clear definition and expectation of action. Where there is clear definition, rules are more clearly understood and safety is improved. The pedestrian routes within the central parking area and especially within the gravel lot are poorly defined due to lack of pedestrian friendly features such as sidewalks, crosswalk striping and warning signs. The path connecting to the Isaacs Avenue buildings require pedestrians to walk through the central parking lot if they are coming from the Main Building Complex. The configuration of the central parking area also places

the majority of the drivers the farthest away from the building due to the fan shape.

Access to the Child Care Center from the Main Building Complex requires the crossing of a largely undefined parking area, then crossing the campus road without the benefit of a crosswalk.

FUTURE LAND ACQUISITIONS

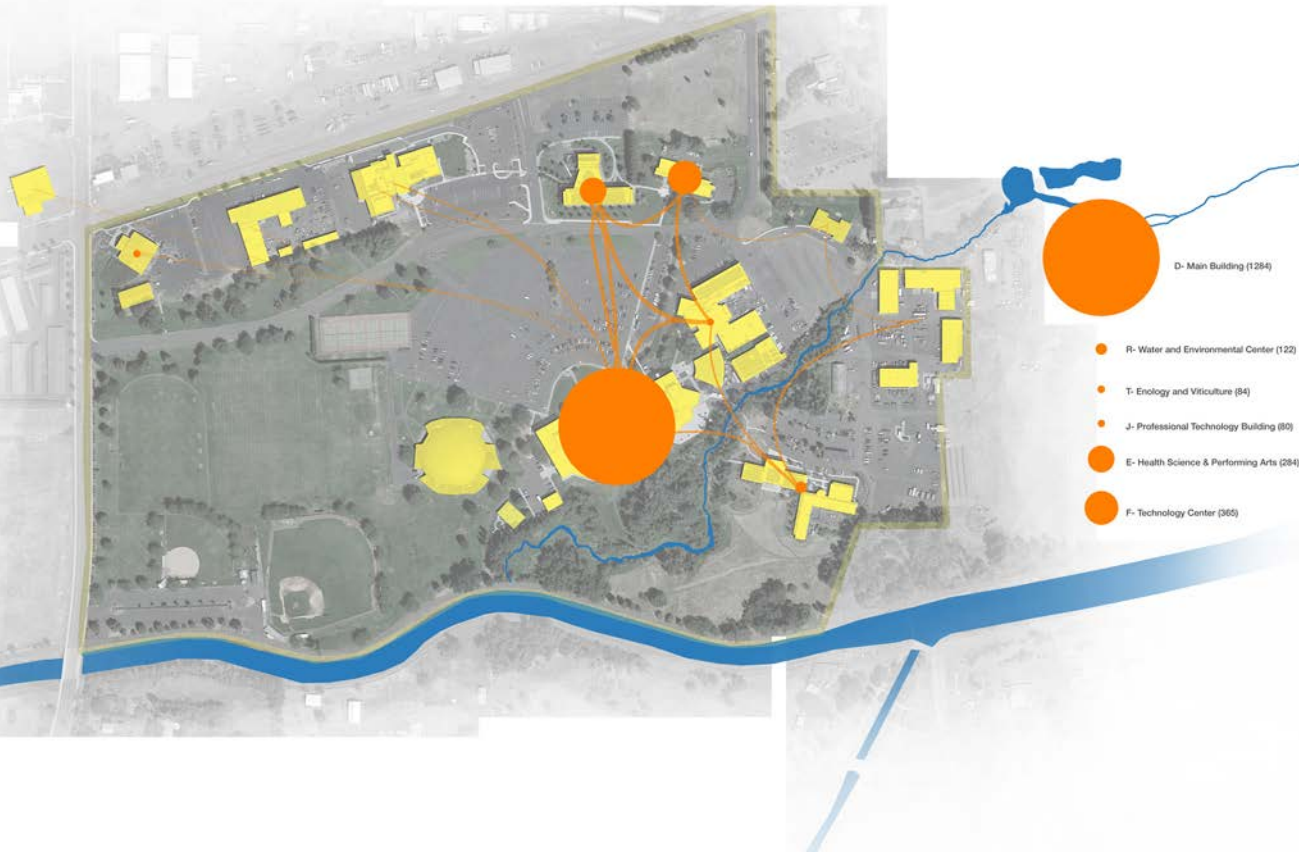
When the properties to the east, west and south are purchased and developed, it will be very important to design pathways which connect them to the Main Building Complex. The property to the south across Mill Creek will require a pedestrian bridge across the Creek. The property to the east will need new paths adjacent to the agricultural buildings and Water Center. All of these elements could be built at the time the property is developed.

POSSIBLE SOLUTIONS

Paths can provide strong connections between different elements. An example of this is seen in the connection with the Technology Center. Some adjustments to the existing pathway system could be implemented to create better cohesion and improve safety between buildings. Along with appropriate signage, better organized pathways will serve to unify the campus and orient visitors. Improving the proximity of parking spaces to the buildings they serve will improve safety and efficiency. Better defined paths to the northwest buildings along Isaacs Avenue will help to connect these to the Main Building Complex. A system of paths with nodes should be investigated to help organize the campus. Stronger ties to the Mill Creek bike path and perhaps other City of Walla Walla present or future walkways should be developed.

Right: A diagram indicating the pedestrian flow based on the number of classrooms in each building. The strongest connections occur from the Technology Center to the front of, and through, the Main Building.





Left: A diagram indicating student density based on classroom count
Left Below: A collection of pathways create an active pedestrian node on campus that help foster chance encounters. **Right:** Main pathways assist in framing particular views on campus of natural and man-made elements.

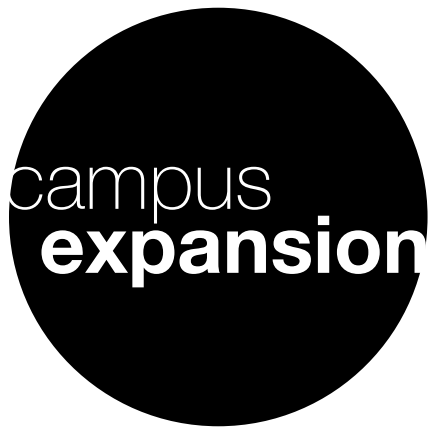


suggested improvements

- 1** Provide a stronger pathway to the northwest buildings that are consistent across campus.
- 2** Divide the large parking lot to create defined pedestrian pathways to connect the SEATech Skills Center and Health Science & Performing Arts Center.
- 3** Provide stronger pathways to the agricultural buildings and Child Care Center.
- 4** Upon demolition of the Expo '74 Building [Vocational Technical (200-J), Health Ed (200-H), and the China Pavilion (200-G)], provide additional parking/open space to support new buildings.
- 5** Enhance the connections to the bike path along Mill Creek and perhaps extend a new path to loop around the campus.
- 6** Introduction of trees/landscaping between sidewalks and roadways to improve pedestrian safety.

Below: Reinforcing the connection of the public trails along Mill Creek to the heart of campus through pedestrian corridors will encourage students to use other means of travel to get around the Walla Walla Campus.





As anticipated growth continues over the next 20 years, consideration should be given to the acquisition of adjacent properties.

PROPERTIES TO THE EAST

The areas to the east of the current boundary of the campus hold significant possibilities for development to satisfy the anticipated growth of Aqua Culture and Agricultural related curriculums. There is considerable area potentially available (up to about 30 acres) for new campus structures and parking and has the advantage of being adjacent to Mill Creek and the bike path. An additional vehicular access from Isaacs Avenue would alleviate vehicular loads on the existing entry. Presently, this area is outside the City of Walla Walla and outside of the Urban Growth Area. The next opportunity to adjust the Urban Growth Boundary is mid-2018 and will take roughly 18 months to complete this process. If the City zones this as Public Reserve, developments within this area would need to meet those City of Walla Walla development criteria.

PROPERTIES TO THE WEST

The vacant property to the west of Tausick Way is visually tempting for acquisition; however, the history of this property is of significant importance. This area was previously used as the City of Walla Walla landfill. Methane gas is seeping through the surface and the City is monitoring the site. It may be quite a few years before this land could be developed and, even then, there would be significant restrictions for its use. Potential uses include parking and recreation.

PROPERTIES TO THE SOUTH

On the south side of Mill Creek, directly across from the main building cluster, is property which could be used for student housing. These 10.76 acres have the advantage of proximity to the campus center, while still having some natural separation. Obstacles to the development of this property include the need to build a pedestrian bridge across Mill Creek and the need to extend utility services and road improvements to adequately serve the property. Utility services are at the intersection of Tausick Way and Reservoir Road.

ADJACENT TO THE CRAIK BUILDING

The property to the west of the Craik Building holds some advantage for the truck driving classes and vehicles. This area should be considered for future acquisition.

SUMMARY

The infrastructure hurdles associated with the development of adjacent properties should not discourage the planned pursuit of some of these areas. The property to the east of the agricultural buildings should be considered for future development for Professional Technical and Agricultural related curriculum. A long-term goal is for an Aqua Culture addition to the Water Center as well as the Center for Rural Entrepreneurship. An additional vehicular entry to the campus should be pursued from this property.

The property to the south of Mill Creek could be considered for development of student housing. The separation provided by Mill Creek would require further study regarding building cost and infrastructure.

Given the campus' location within a more natural landscape, the preservation and enhancement of specific views as well as particular attention to future building siting is critical.

Right: Potential land acquisitions for the Walla Walla Campus exist to the north, east, and south. These properties could be used for future campus expansion projects and campus housing sites.

SITE B

- Being considered since it is for sale
- Property with cell tower is also available for purchase
- Existing curb cuts are appealing for culinary program/food trucks
- Close proximity to infrastructure
- May not be large enough for housing and associated parking required
- Utility infrastructure should be available in Isaacs Ave.

B

SITE F

- Port of Walla Walla property
- Infrastructure is readily available
- A great distance from campus and is not very walkable

F

SITE A

- 10 acres
- Currently infrastructure is not readily available
- An easement exists for a road to connect to Isaacs Ave.
- Could feel like housing that is a part of campus

A

SITE D & E

- Great proximity to campus
- Play fields are an amenity for housing
- Accessible by bridge/Mill Creek Trail
- Roughly 10-minute walk to Main Building D
- Utility infrastructure should be available in N Tausick Way

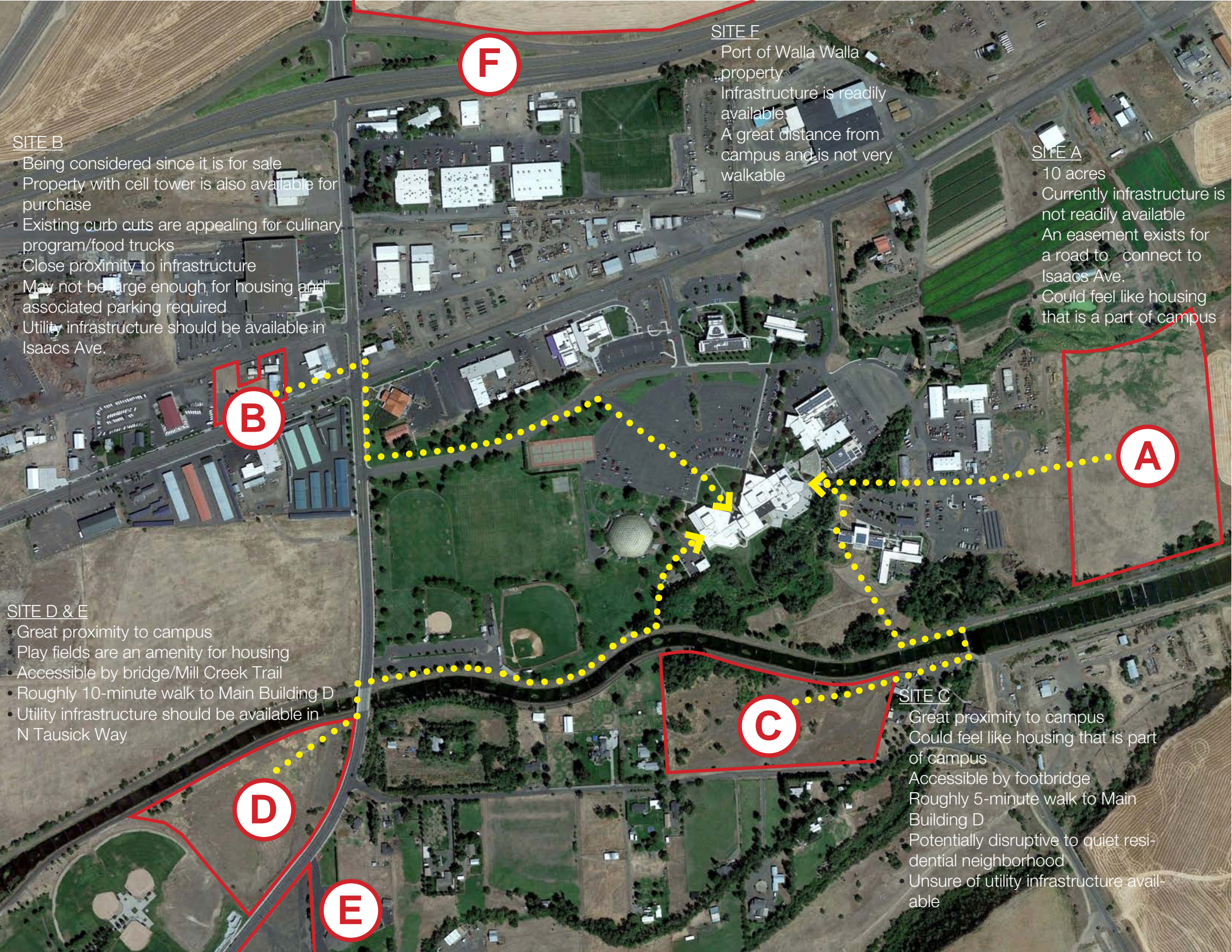
D

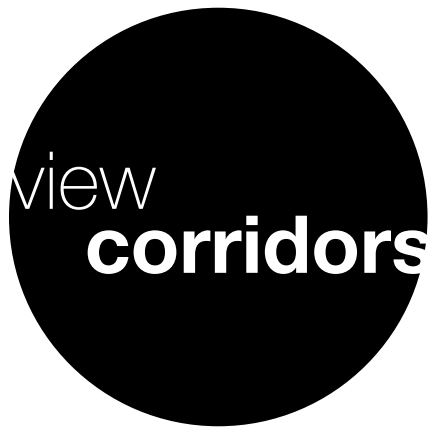
E

C

SITE C

- Great proximity to campus
- Could feel like housing that is part of campus
- Accessible by footbridge
- Roughly 5-minute walk to Main Building D
- Potentially disruptive to quiet residential neighborhood
- Unsure of utility infrastructure available





EXISTING VIEW CORRIDORS

It is important to note that existing view corridors are an important asset of the Walla Walla Community College Campus. The college is situated in a rural setting with great views of the Blue Mountains in the distance. The college desires to continue to preserve these view corridors by maximizing open space between future building developments. Key themes related to open spaces included building orientation, creating open spaces with various sizes and functions, and the importance of the campus' proximity to Titus and Mill Creeks. As an organizing feature to promote social interaction, outdoor learning, recreation, and the overall campus ambiance, buildings should be integrated and correlated with campus open space elements. Enhancing and defining under used areas, protecting and celebrating existing open spaces, and establishing new open spaces adjacent to existing and new buildings is recommended.

CREATION OF VIEW CORRIDORS

When turning onto Campus Drive from Tausick Way, there is an initial view of the Dietrich Activity Center upon the entry to campus. The unique architectural character of the Dietrich Activity Center will assist in yielding a positive first impression of the Walla Walla Campus. However, this is only the first of many view corridors that will be created amongst the ten and twenty year master plan goals. Building locations were chosen to enhance the character of campus by reinforcing the natural amenities traveling parallel to, and through the center of campus. Replacing the China Pavilion affords increased connection to Titus Creek to the west of the Main Building. The future location of the Water Center Expansion and Center for Rural Entrepreneurship is pulled away from the

existing building to reinforce the connection of the Water Center Complex to the surrounding natural environment.

DEFLECTION OF UNDESIRABLE VIEWS

While the preservation and creation of specific view corridors is vital to the campus connection to nature, protecting other zones of campus through the deflection of view should be weighted equally. Landscaping elements, such as large groves of trees, can begin to reduce the visual impact of the Agriculture storage areas while restoring this portion of Titus Creek to its more natural habitat.

Right: Careful articulation to future building location can assist in the creation of specific view corridors as well as the deflection of unsightly areas geared towards campus maintenance and storage.





The Walla Walla Community College Campus benefits from having desirable amenities within its boundary and surrounding context.

MILL CREEK & ADJACENT PATHWAYS

Mill Creek is the striking feature which forms the southern boundary of the campus. Even though the stream has been artificially engineered to flow in a particular manner, it remains a natural feature containing trout, the occasional migrating salmon, as well as habitat for Kingfishers, Blue Herons, Hawks and Songbirds. The adjacent bike path is often used and well maintained. The southern part of the campus is viewed from this path. The recreation areas present a pleasing appearance while the southeastern fields do not. The campus could better embrace this amenity.

TITUS CREEK & ADJACENT NATURAL AREAS

The campus also benefits from having a creek meandering near the heart of the property. This creek provides habitat to birds, small mammals and the occasional deer. There is a considerable amount of work that has been done to enhance this amenity. The college has completed restoration of the middle section of Titus from the culvert on Water Center Drive to just past the foot bridge from Building D to the Water Center. The college is planning additional restoration work on the lower portion of Titus Creek on campus. The main goal of the plan is to modify the mouth of Titus Creek at the City bike path to eliminate the fish passage barrier. Currently Titus Creek passes through a culvert under the bike path. Portions of the creek are also constricted with grasses. If these portions are provided with shade, the grasses would have more difficulty getting established. The State of Washington Departments of Ecology and Fish & Wildlife will play a strong role in the decisions regarding the improvement to Titus Creek.

VIEWS OF THE BLUE MOUNTAINS

The 2005 Master Plan made recommendations to create a view corridor from the main building to

better view the Blue Mountains. This would entail the selective trimming and/or removal of some of the trees near Titus Creek. This would enable a few rooms within the main building, mostly on the second floor, to obtain these views. This should be carefully evaluated due to the small number of spaces which would truly benefit. It may be more advantageous to create more local, desirable views throughout the campus on all sides. Additional information will be provided in the Landscaping & Irrigation section.

LARGE OPEN SPACES

The Walla Walla Campus benefits from having a considerable amount of land, with large areas of open space and landscaping. The largest portion is located within the recreation zone, but there are also open spaces near or around most of the buildings. In addition to these more manicured areas, the southeast portion of the campus is still undeveloped.

FORMAL AND INFORMAL LANDSCAPING

The north-western portion of the campus is far more manicured and formal than the south-eastern portion. This creates a strong dividing line between the two areas, roughly following the course of Titus Creek.

SUMMARY

Walla Walla Community College is fortunate to have these amenities on or adjacent to the campus. These amenities could be enhanced with proper stewardship and care, along with appropriate adjustments to parking and landscaping.

suggested improvements

- 1 Continue to restore natural order to the portions of Titus Creek where it is lacking.
- 2 Preserve the natural landscape/habitat along the southeast portion of the campus adjacent to the bike path and both creeks.
- 3 Consider a water or special landscaping feature in the new entry plaza to help balance the amenities in both the “Front Yard” and “Back Yard”. The goal is to create a more welcoming environment for visitors and potential students, which the existing grass berm does not presently provide.
- 4 Consider a better connection of the northern portions of campus to the Titus Creek area.

Below: Current campus natural scape includes tall grasses and other native species. **Right:** Mill Creek forms the southern campus boundary and habitat for many species.





The Walla Walla Community College Campus includes both organized and unorganized recreation activity areas which predominately occupy the western portion of the campus.

BASEBALL & SOFTBALL FIELDS

The southwest portion of the campus is home to the baseball and softball fields, which are clearly visible from Tausick Way. Both fields are fenced and have uncovered viewing stands. The baseball facility also has a press box. Outdoor batting cages occupy an area between the two fields. Both fields appear to be in good shape. These fields have an adjacent parking lot holding up to 148 vehicles, accessed from Tausick Way. Lockers and showering facilities are located to the east in the Dietrich Activity Center. The Community College has installed modular concessions and restroom facilities to improve the spectator experience at these athletic fields.

SPORTS FIELDS

These fields are turf areas located north of the ball fields. Grass extends all the way to the main access drive. The fields are used for both organized and unorganized activities. Due to the quantity of turf, this area requires considerable maintenance and irrigation.

TENNIS COURTS

The tennis courts are located north of the Dietrich Activity Center and adjacent to the main entry drive. They are a very visible part of the entry drive experience. The court surface, nets and surrounding fence are in reasonable condition except for large cracks which have developed on the play surface. As these cracks continue to widen, the time will eventually come when the surface will need to be replaced. Lockers and showering facilities are located to the south in the Dietrich Activity Center. The courts have very little viewing opportunities due to the lack of benches or bleachers. Spectators either bring their own chairs or sit on the grass. The main parking lot is directly east of the courts. Due to existing condition

of the tennis courts, it is felt they can be relocated or deleted altogether.

BIKE PATH

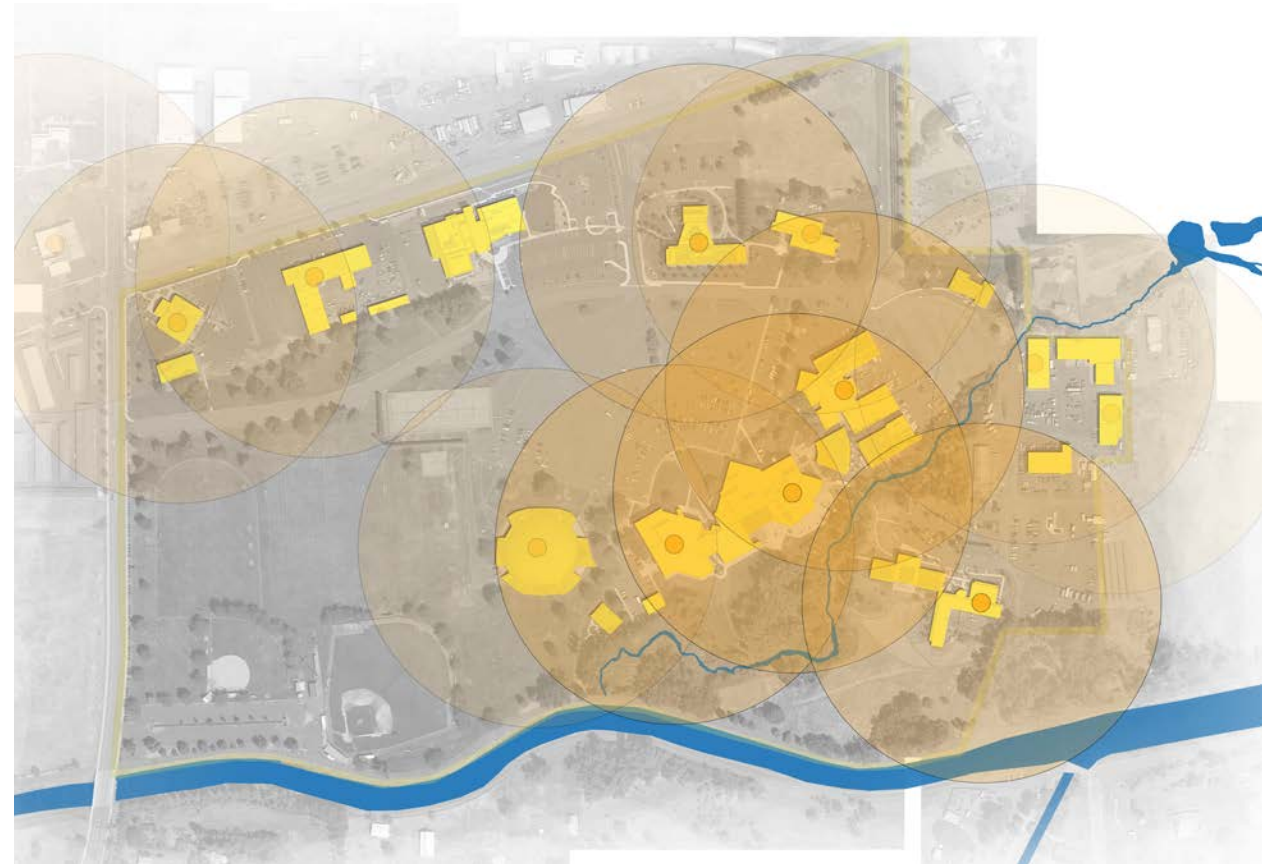
The bike path that runs along Mill Creek extends from Cambridge Drive (near Wilbur Avenue) in Walla Walla, and eastward to Rooks Park. This paved trail is used by pedestrians, bicyclists, and runners. The campus has a pair of paths which connect to it and it is directly accessed by the parking area adjacent to the baseball and softball fields. This path has potential as an alternative means of arrival on campus. Also, it must be recognized that the campus is often viewed from this path and, therefore, must be considered an important impression for the public.

suggested improvements

- 1 Construct a press box for the softball stand, in keeping with the requirements of Title IX.**
- 2 Relocate the indoor batting cages to a new building closer to the ball fields, perhaps between them. This structure could be located near the new concessions and toilet facilities.**
- 3 The location of the tennis courts could be improved by relocating them adjacent to Tausick Way near the softball field. There is adequate parking to serve them as well as better community access.**
- 4 The tennis courts would benefit from having viewing benches or bleachers installed.**
- 5 A bike path or similar surface which encircles the campus and connects to the existing bike path adjacent to Mill Creek, would provide students and sports players alike a route for running/biking which would be of considerable distance and variety. This path could also integrate with the pedestrian connections between buildings.**



Left Top: Separation of vehicular, bike, and pedestrian pathways enhances safety on campus but may not be possible due to space consumption. **Left Bottom:** Creative recreational motifs may encourage increased use amongst students and faculty. **Right:** A diagram showing a two minute walking radius from each building





The Walla Walla Community College campus displays a variety of landscaped areas.

EXISTING LANDSCAPING

There are trees located in grass areas, some of which provide edges to ball fields and roads. The Center for Enology and Viticulture has a small test vineyard.

The area to the north of the Health Science and Performing Arts Building along Isaacs and the area east of the Professional Technical Building have no landscaping. There is very little landscaping along Isaacs. These areas need to be addressed to bring them up to the same level of landscaping as other parts of the campus.

The south side of the Water Center is intended to be natural with a Learning Garden adjacent to the building. The area along Titus Creek has been modified and developed into a natural creek bed with observation platforms.

The area south and east of the agricultural complex is undeveloped and used for parking vehicles and equipment. An organized method of vehicle and equipment storage would allow for some barrier planting to partially hide the view of the equipment.

The existing fan parking lot is a large area of asphalt that could benefit from planter islands and drainage swales. The swales would provide green areas as well as solve some of the drainage and runoff problems.

The planting in front of the entry to the main building could be formalized to provide a better sense of entry and partially block the views of the asphalt area from the reception area. This area would benefit by creating a new entry plaza to promote social interaction, outdoor learning and the overall campus ambiance.

IRRIGATION REQUIREMENTS

Well water is used as a heat source for the main building. The system is closed loop except for some

cooling water that goes to the irrigation system. A Netafim (underground drip system) should be considered for areas of new landscaping and areas to be modified in the future. The Netafim System eliminates evaporation loss and significantly reduces water usage.

DROUGHT TOLERANT & NATIVE PLANTS

In order to reduce water use while still maintaining a beautiful campus, the implementation of drought tolerant and native plants should be pursued. Converting higher maintenance lawn areas to native grasses and sedges will reduce the overall water consumption. Introducing the principals involved in Xeriscaping would also create a favorable impression to the community. Native plants require considerably less fertilizers and pesticides, they need less water, they help to reduce air pollution because they do not require mowing, and they provide shelter and food for wildlife through biodiversity. Native plants also save money. Researchers at the Applied Ecological Services of Brodhead, WI estimate that over a twenty year period, the cumulative cost of maintaining a prairie or wetland totals \$3,000 per acre verses \$20,000 per acre for non-native turf grasses.

RECYCLING STORM WATER

The existing parking lots and most buildings discharge their rainwater into subsurface piping which eventually discharges into either Titus Creek or Mill Creek. It would be advantageous to make adjustments to this system so that the run-off becomes useful for the landscaping, while at the same time preventing pollutants from directly entering the creeks. Planting appropriate grasses, shrubs and trees in newly created bio-filtration swales will help to recycle the water run-off of the parking areas and buildings. Another option would be to capture the run-off in subsurface containment vessels for re-use in irrigation when needed. This option would require a further analysis to determine if it is reasonable in these circumstances.

suggested improvements

- 1** The organized play fields and child related play areas require the first water priority due to their specific turf use.
- 2** The unorganized play fields get second priority.
- 3** Convert as much lawn area as possible to more native grasses and landscaping to reduce irrigation.
- 4** Add landscaping along Isaacs Avenue and east of the Professional Technical Building.
- 5** Reclaim as much storm water as possible from the impervious surfaces through bio-filtration and landscaping, or containment storage vessels.
- 6** Reduce large parking areas into smaller ones with surrounding native landscaping.
- 7** Continue to restore the natural riparian landscape along Titus Creek.
- 8** Convert some areas to organic agriculturally related uses (vineyards, grazing fields, vegetable crops, herb gardens, etc.) for education related purposes. This may be appropriate for the southeast area of the campus. Agricultural machinery and irrigation equipment could also be tested in this area.
- 9** Lower the berm at the entry area and create a new entry plaza that is vibrant and enhances the college experience.
- 10** A water or special landscaping feature could also be incorporated to enhance the main building entry area.
- 11** Use landscaping and paving textures to separate pedestrian traffic from vehicles as well as increase driver awareness and calm traffic. Vertical elements such as street trees, vegetation and site walls can be utilized to visually break down the scale of the site into less daunting units that complement pedestrian scale.



Left: A diagram comparing existing foliage and green space to asphalt and non-landscaped zones. **Right Top:** A more refined and landscaped Campus Loop helps soften the hardscape and reinforce the natural beauty of the surrounding context. **Right Middle:** Organic campus pathways with a mixture of plantings provides multiple types of outdoor spaces for student use. **Right Bottom:** Introducing specific hard surfaced amenities (i.e. seating surfaces, etc) creates a balanced mixture between the built and natural environments of campus.





Due to the complexity of the building arrangements on the Walla Walla Community College Campus, there is a need for well organized signage appropriate for both pedestrians and drivers. Walla Walla Campus signage issues are as follows:

SIGNAGE FUNCTION

The signage system needs to be very successful in informing the readers about location, designation, direction, and special events. They must also be sized for the respective use. For example, signs read while driving (for direction or orientation) must be large and simple so that a driver will have enough time to read them. They must also be placed at the appropriate spot so the reader can have time to make a decision. Signs read by pedestrians can be smaller and contain more information because the reader has time to pause in their activity. The signage should also be adaptable so as changes are made to the campus, the signs can be changed as well. Signs also have the ability to connect the campus buildings together with a common identity. Color, shape, style, and position should all be considered and made as consistent as possible.

signage types:

- A Exterior Signage:**
 - Campus Entries
 - Traffic Control
 - Traffic Directional
 - Building Designation
 - Pedestrian Directional
 - Announcement or Event
 - Finding Buildings
 - Parking Lot Designations

- B Interior Signage:**
 - Directional
 - Departmental
 - Room Designation
 - Announcement or Event

CAMPUS ENTRY SIGNAGE

Presently, there are entry signs at the Tausick Way entry, as well as at the Isaacs Avenue entry. The sign at Tausick has been nicely landscaped while the sign at Isaacs is not and the surrounding grass is dead. Campus entry signs should be prominent and harmonious with the landscaping and building character. A new sign on Isaacs is desirable at the center entry point near the Performing Arts Building and should be consistent with the two others.

TRAFFIC CONTROL SIGNAGE

These signs include “One Way”, “Entry Only”, “Service Vehicles Only”, and speed limit signs. Signage needs to be placed in areas to promote safety and security on an as needed basis. Their design and configuration needs to follow standard State of Washington traffic control guidelines.

TRAFFIC DIRECTIONAL SIGNAGE

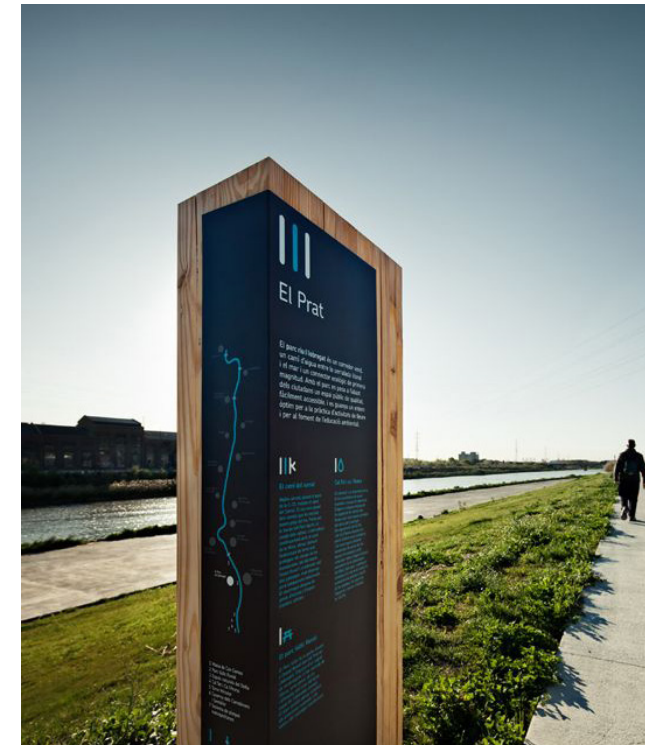
There is a need for vehicular directional signs in a few areas on campus. Simple directional signs would be desirable near the turn to the main parking lot, as well as at the intersection of the main road with the access road to Isaacs. These signs should indicate the direction to various curricular programs, such as “PROFESSIONAL TECHNICAL”, or perhaps in some cases specific building names such as “DIETRICH ACTIVITY CENTER”. The signage should remain simple and direct so that a driver can quickly decide on their course of action. Signs should also be placed to help students find available parking, since this has been stated as an issue. Another known issue is the lack of signage that points out alternative ingress/ egress routes in order to ease traffic congestion related to the Tausick Way entrance.

BUILDING DESIGNATION SIGNAGE

Exterior building signs should announce the name of the building (or building use) clearly and completely. Existing signs perform this task with varying degrees



Left: Current building signage & an example for a parking lot identifier
Below Left: Campus entry signage should be striking from a distance and interactive up close. **Middle:** Traffic directional and parking signage may have integrated lighting and should be a marker to enhance campus security. **Below:** Other campus signage may call attention to the natural elements that occur within the campus district and could be fashioned out of more natural materials.



of success. The main building sign suffers in this way, while the Dietrich Activity Center sign does its job quite well. The opportunity exists to take the best of the existing building signs and pattern the others after them. This would help tie the buildings together throughout campus with common design principles.

PEDESTRIAN DIRECTIONAL SIGNAGE

These signs are typically located on pathways to assist in orientation. Signs should be strategically located in places where a considerable number of students and visitors circulate. These could be readily identified in kiosks which also create informal gathering places. Enough room is needed around these signs so several people can read them at the same time.

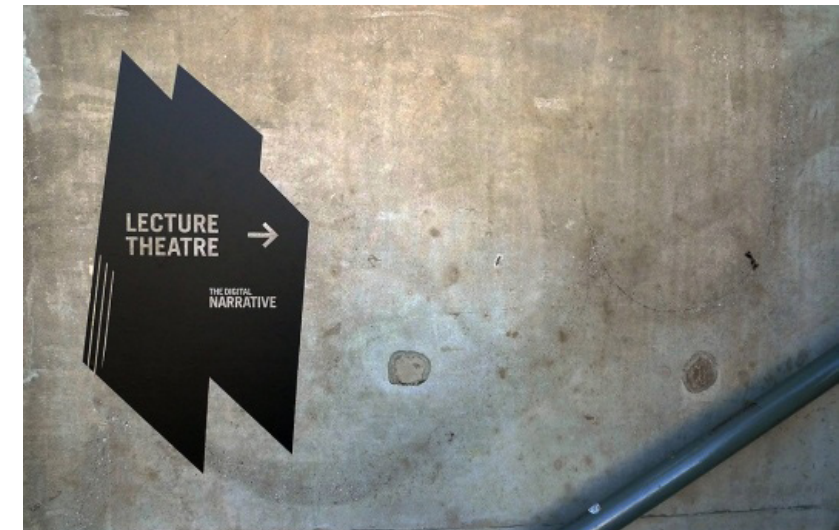
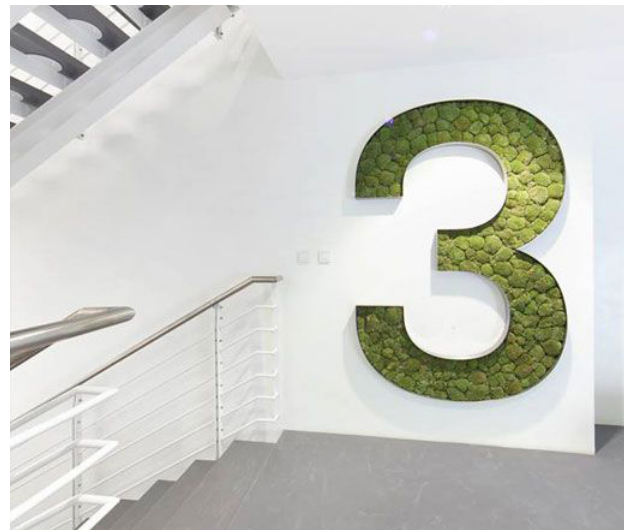
The most important criteria for directional signs is legibility. The directional sign in front of the main building has lost this attribute. Its position at the

end of the main parking drive suggests that it was intended for visibility to drivers, however, the size of the type makes this difficult. If it were intended for use by pedestrians, it unfortunately places the reader somewhat in harms way at the end of the drive. This sign has also failed in keeping up with the changing campus. Both the position and character of this sign must be reconsidered.

ANNOUNCEMENT OR EVENT SIGNAGE

These signs act like reader boards and would need to be placed in areas where considerable numbers of people would likely view them. They are often associated with sporting events, but could also be used for other performances or activities. Consideration should be given to new event signage for the campus.

Below: Directional signage inserted into paving system provides additional information without overwhelming the landscape with monument signs.
Below Middle: Creative solutions to interior building signs include innovation in materiality as well as inserting supergraphics in certain locations to aid in wayfinding.
Below Right: Individual room signs can be more striking than the traditional applique.



suggested improvements

- 1** Perform a complete review of existing campus signage location and usage.
- 2** Installation of exterior building signs on campus has begun to establish a consistent signage language across campus. Continue effort to update all buildings.
- 3** Monument signage on Isaacs Avenue near the intersection with Tausick Way.
- 4** Provide vehicular wayfinding critical intersections and parking entries.
- 5** Improve pedestrian orientation and wayfinding of campus building interiors.
- 6** Provide a better pedestrian orientation and directional kiosk or sign at the main building entry and perhaps near the entry to the Professional Technical Center.
- 7** Due to the growth in Hispanic student numbers, it would be appropriate for some of the campus building signage to be in Spanish as well as English.



Due to the significant amount of impervious surfaces on the campus, there is the need for careful planning and design to improve the surface water management. The following are important issues regarding surface water drainage:

EXISTING SURFACE WATER DRAINAGE

The Walla Walla surface water drainage systems can be divided into three categories; landscaping areas, parking areas/roadways, and buildings. These areas are discussed separately below.

The landscaped areas receive moisture from both rainwater and irrigation. The only times when these areas have difficulties are when the amount of moisture exceeds the capacity of the landscaping (soils) to contain it. These events could occur during extreme conditions, or if excessive run-off is directed onto the landscaping.

The parking areas and roadways presently either sheet flow onto adjacent landscaping, into catch basins and drywells for percolation, or into collection systems that are directed to established waterways. The roadway and a couple of the smaller parking areas primarily drain onto adjacent soils, while some parking areas appear to drain to catch basins which are piped to discharge into Titus Creek. The main parking lot drains to the farthest west corner where the water is collected and piped to a bio-swale near the baseball field. The baseball and softball parking area is also drained into Mill Creek.

The buildings distribute the rainwater that falls on them in a variety of ways. Some of them merely allow the water to drip onto adjacent landscaping, some have gutters which direct the flow to point discharges at grade, while the main building discharges the rainwater eventually into Titus Creek.

PROBLEMS WITH EXISTING CONDITIONS

For the most part, there are very few surface water problems with the landscaped areas. The parking lots

and buildings are another story. The main parking lot has considerable difficulty draining during storm events as the entire lot is designed to drain to one corner. The slope required to achieve this is difficult to maintain, and results in considerable ponding.

The paved areas near the agricultural buildings are also of considerable concern. This is due to the present condition where the parking areas drain to a catch basin which is piped into Titus Creek. This is a serious problem due to the needed repairs of agricultural equipment, combined with the lack of satisfactory oil / water separators. Pollutants entering Titus Creek and eventually Mill Creek, are the unfortunate result.

At the time of the construction of the early buildings and the main parking area, it was satisfactory to pipe rainwater into established creeks (Mill & Titus), or into sanitary sewer systems. This is now a code violation due to significant environmental concerns and build-up of siltation over time. More recently, engineered collection systems with subsurface percolation is the state of the art for surface water drainage. This method is also now seen to be somewhat problematic due to the inevitable siltation that plugs these systems and the lack of any removal of any hydrocarbons or other impurities. The current environmentally preferred method for dealing with surface water is to utilize bio-filtration swales within landscaping areas. These work best in association with smaller parking areas, which have adequate drainage slope and dispersed roof drainage systems. Essentially, smaller and less concentrated drainage patterns are desirable for both parking areas and buildings.

POSSIBLE SOLUTIONS

There are many ways available to improve the current situation regarding surface water drainage. Reconfiguration of the main parking lot into smaller areas with drainage zones utilizing bio-filtration landscaping would greatly reduce the existing problem. The designs for these systems would

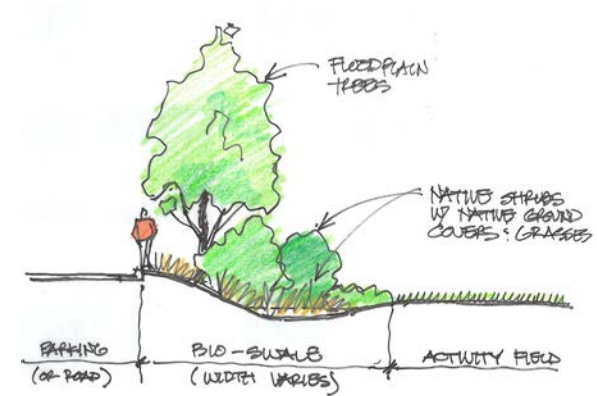
have to be based on the latest data for a 25 year storm event. The agricultural buildings parking area drainage would need to be completely revised to keep pollutants from entering Titus Creek. The existing main building drainage systems could also be re-worked to drain into bio-filtration landscaping instead of into Titus Creek. By allowing landscaping to use and filter run-off from the buildings and parking lots, water is essentially being recycled. This then has the potential to greatly reduce the needs for irrigation. These adjustments could be coordinated with other site improvements to landscaping, parking and pathways.

suggested improvements

- 1 Introduce landscaping areas within the central parking area for better control of surface water.
- 2 Abandon the pipe system which directs the baseball parking area storm water into Mill Creek and create bio-filtration areas for surface water run-off.

- 3 Distribute the parking areas so that sufficient landscaping is provided to bio-filtrate the run-off.
- 4 Redirect the points of discharge for the main building roof drains into newly defined bio-filtration areas prior to entering Titus Creek.
- 5 Create a bio-filtration swale within the area of the agricultural buildings parking area, with an overflow into adjacent landscaped areas.
- 6 Consider converting concentrated points of discharge from roof into sheet flow or drip areas. Essentially, this means removing gutters and downspouts where possible.

Left: Diagram of existing parking lots
Right: Examples of ways to enhance parking lot drainage





The Walla Walla Community College Campus is served by electrical, telephone, cable, sewer, water, and gas utilities. These utilities provide the vital infrastructure necessary to keep the buildings functioning and serving the students and faculty. The following elements are of important concern to the future development of the Walla Walla Campus:

ELECTRICAL SERVICE

The Walla Walla Campus is provided with electrical service from several locations. The Main Building Complex including Professional Technical, China Pavilion, the existing Health Sciences building, the Dietrich Activity Center, Parent - Child Center and the Women's Center is served by a 12 KVA electrical service from Isaacs Avenue near the present access drive. The service is provided to the central switchgear room in the basement of the main building and from there distributed to the adjacent structures. The Technology Center is also served by this line but independent of the main building. The other buildings on Isaacs Avenue are also independently served. The John Deere, Ag. Diesel #1, Farrier, and Ag Diesel #2 buildings are served from a power pole located to the northeast of the cluster. A conduit with pull wires has been installed from Tausick Way to the vicinity of the softball and baseball fields for future service. Presently, the baseball field is provided with temporary electrical power from the Dietrich Activity Center.

DATA SERVICE

Currently all buildings have telephone service and most have cable connections. Improvements to these services may not be necessary due to the potential implementation of wireless service apparatus. This is an area of ever-changing technology and should be monitored carefully to determine the best course of action.

GAS SERVICE

Most of the Walla Walla Campus buildings are provided with natural gas service. The west end of the main building (from "Warrior's Knee" westward)

is not served with natural gas, but gas lines could be installed in the future when the need arises. The gas apparatus is easily seen in the grassy area adjacent to the main drive, and in the landscaped area adjacent to the China Pavilion. No deficiencies appear to exist in the system.

WATER SERVICE

The entire campus is adequately served by domestic water lines. The 8" water main should be looped in the near future (around the Dietrich Activity Center) to allow for alternative flow for fire fighting. A predominant portion of the buildings do not have adequate backflow protection.

SEWER SERVICE

All of the Walla Walla Campus buildings are connected to the City of Walla Walla sewer system. At this time, no inadequacies have been noted or discussed.

suggested improvements

- 1** The water service loop should be completed when improvements occur adjacent to the Dietrich Activity Center.
- 2** Investigate the option to install wireless service apparatus to eliminate the need for more invasive infrastructure.
- 3** Emergency generators would be desirable for the main building & Professional Technical Buildings, the Water Center, the new STEM Center and for the Dietrich Activity Center.
- 4** New PBX and UPS systems are desired for improvements to the campus phone system.



- Sewer
- - - Fiber, Phone, Fire, Data
- Water
- Power

200' SETBACK FROM
MILL CREEK

35' SETBACK FROM
TITUS CREEK

walla walla campus
building**inventory**



wallawalla

BUILDING CONDITION RATING SUMMARY

<i>FACILITY #</i>	<i>FACILITY NAME</i>	<i>GSF</i>	<i>SITE</i>	<i>2017 SCORE</i>	<i>2015 SCORE</i>	<i>2013 SCORE</i>	<i>2011 SCORE</i>
-- Main Campus (200A) --							
200-A	Dietrich Activity Center	38,500	Walla Walla Campus	258	270	270	258
200-B	Parent Child Center	2,500	Walla Walla Campus	167	167	166	166
200-R	Center for Water & Environmental Studies	26,832	Walla Walla Campus	161	161	160	160
200-N	Farrier Building	8,475	Walla Walla Campus	321	315	302	282
200-L	Ag Diesel Building (Bldg #12, AG-1)	10,080	Walla Walla Campus	278	278	278	278
200-H	Facility Service Building	15,530	Walla Walla Campus	318	280	None	None
200-D	Main Building	226,348	Walla Walla Campus	312	274	278	278
200-K	Child Care Center	3,295	Walla Walla Campus	234	238	222	194
200-M	Ag Diesel Building (Bldg #13, AG-2)	13,172	Walla Walla Campus	277	277	266	302
200-P	John Deere Training Center	10,802	Walla Walla Campus	218	218	218	178
200-C	Women's Center	1,644	Walla Walla Campus	582	574	None	None
200-J	Vocational / Technical Building	55,819	Walla Walla Campus	342	327	322	354
200-G	China Pavilion	10,400	Walla Walla Campus	372	392	None	None
200-F	Technology Center	26,085	Walla Walla Campus	226	218	218	218
200-PEX	Indoor Batting Cages	5,500	Walla Walla Campus	417	417	392	392
200-E	Health Science & Performing Arts Center	36,164	Walla Walla Campus	158	158	158	158
200-T	Center for Enology & Viticulture	15,000	Walla Walla Campus	174	174	174	158
200-U	Auto Technology Training Center	22,760	Walla Walla Campus	270	278	278	278
200-Q	Greenhouse	4,000	Walla Walla Campus	399	399	352	280
200-V	Craik Building	25,000	Walla Walla Campus				
200-S	Gilbert Building		Walla Walla Campus				
200-O	3 Wall Storage Shed	2,880	Walla Walla Campus	413	413	413	None
200-O	Auto Paint Booth	2,000	Walla Walla Campus	379	379	379	None

BUILDING CONDITION RATING SUMMARY, CONT.

<i>FACILITY #</i>	<i>FACILITY NAME</i>	<i>GSF</i>	<i>SITE</i>	<i>2017 SCORE</i>	<i>2015 SCORE</i>	<i>2013 SCORE</i>	<i>2011 SCORE</i>
-- Clarkston Campus (200B) --							
200-CST	Stable Storage Building	1,500	Clarkston Center	673	673	574	550
200-CHS	Clarkston Health Science	8,900	Clarkston Center	167	167	166	166
200-CMS	Clarkston Maintenance Shop	785	Clarkston Center	509	509	456	456
200-PCC	Clarkston Child Care Center	3,376	Clarkston Center	453	442	442	442
200-CLK	Clarkston Main Building	44,896	Clarkston Center	204	222	214	218
200-FSH	Fair Street House	4,400	Clarkston Center	350	330	296	284
200-CFC	Clarkston Fitness Center	1,800	Clarkston Center	415	400	520	560

TOTAL GSF AND WEIGHTED AVERAGE SCORE 628,443

146 - 175 = Superior
 176 - 275 = Adequate
 276 - 350 = Needs Improvement By Additional Maintenance
 351 - 475 = Needs Improvement By Renovation
 >475 = Replace or Renovate

dietrich activity center (Building #19 - 200A)

GENERAL DESCRIPTION & HISTORY

This 38,500 s.f. building was constructed in 1977. The building is a partially earth sheltered geodesic dome, situated to the west of the main building complex. It is surrounded by lawn and landscaping and has four equally spaced entries at the perimeter. This is the home for most sports related activities and events including basketball, volleyball, weight training, fitness, Racquetball, and dance. The main basketball/volleyball court(s) occupy the center of the structure, with support elements such as weight lifting, fitness, and locker rooms surrounding it on the main level. Dance and office rooms are located on the second floor, with balcony and bleacher views down to the main court.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a concrete and steel superstructure, with the exterior walls mostly bermed concrete and the roof composed of a steel framed geodesic dome with a gold anodized steel shell. The windows and entry doors are aluminum frames with insulated glazing. There are a few openings allowing light to enter at what could be considered the second floor. The second floor level is a concrete floor with concrete masonry and steel support walls.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by several mechanical HVAC units, located equally around the perimeter. The electrical service room is located on the main level at the east side. Plumbing service lines are copper, drain lines could not be seen to determine their composition. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems, however, the domestic water heater seems to take up a considerable amount of space (*gone*) and should be replaced with a more energy efficient one. The building is served by a fire alarm system, but does not have a fire sprinkler system. *Five new 200 gallon gas boiler heater 98% efficient, 4 HVAC, 1 domestic.*

INTERIOR CONSTRUCTION

The interior walls are mostly unpainted concrete masonry, with gypsum board on steel stud walls in areas where impacts are not a concern on the second floor. The main floor is wood at the central court, carpet in the fitness room, rubber mats in the weight training area and carpet, and exposed concrete in the locker rooms. The second floor has carpeting, exposed concrete and a wood floor in the dance hall. Ceilings are composed of a combination of gypsum board and exposed structure. A durable rigid fiberglass shell liner was installed in 1980 on the inside of the dome to conceal and protect the insulation. The mechanical ductwork still has exposed insulation in many areas. Interior doors are hollow metal with hollow metal frames. *Laundry updated, lighting retrofit, 500w MH from 1000w. All air handlers replaced. Electric heat replaced with gas. A/C from main building chilled water.*

AIR QUALITY & HAZARDOUS MATERIALS

Although no obvious hazardous materials or environmental air quality problems were noticed, it has been quite a while since the ductwork has been inspected and/or cleaned. It would be worthwhile to disassemble and inspect a portion of the ductwork to determine the current condition. It would not be a bad idea to add a few exhaust fans in the weight training room and locker rooms. Asbestos Contaminated Materials (ACM) was not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building, along with corridors and locker rooms are in general compliance with ADA and State of WA accessibility codes, except that handicap assist door openers are needed on the entry doors. The toilet rooms are not in compliance. Clearances around fixtures are inadequate and entries do not have the required jamb configuration. The drinking fountains are also not barrier free, as well as the elevator. *No possibility for ADA on the west nor east side. Operator being installed, working on making it compliant.*



suggested improvements

- 1 The electrical circuits should be checked and identified.
- 2 The occupancy of this building suggests the need for an emergency power source which would allow safe egress for participants and spectators during a power failure. *Battery back exit lights.*
- 3 The stair treads are significantly worn in many places and need to be replaced. *Not completed.*
- 4 The carpeting is worn in many places. *Not replaced.*
- 5 The elevator does not meet current ADA and State of WA barrier free codes. *Works good.*

requested improvements

The following items were suggested or requested by faculty and/or staff:

- 1 Additional space is needed for weight training.
- 2 Better acoustical separation is needed around the Dance Hall on the second floor. *Completed.*
- 3 Roof seals and roof drains need repair. *Underground drains around the building. Reseal all the joints and check the drains.*
- 4 *Water in the building is a condensation issue.*

parent child center (Building #20 - 200B)

GENERAL DESCRIPTION & HISTORY

The 2,500 s.f. Parent Child Center Building was recently constructed (June 2003). This was a significant improvement and the new center is performing quite well for the intended purpose.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is single-story and constructed similar to a single-family residence. The structure is composed of wood framed walls and roof, with exterior siding and stone veneer accents. The building has an asphaltic composition shingle roof and a concrete slab floor.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a multi-zone gas / electric HVAC split system. The building is served by a fire alarm system and a fully functioning fire alarm system. The plumbing components and assemblies are all in good working condition and appear to meet the needs of the occupants. *Residential system clean ductwork.*

INTERIOR CONSTRUCTION

The interior walls are mostly painted gypsum board on wood studs. The floors are mostly covered by vinyl composition tiles, with ceramic tile used in the toilet rooms. Ceilings are composed primarily of painted gypsum board.

AIR QUALITY & HAZARDOUS MATERIALS

With this building being so recently built and in compliance with current codes, we believe it unlikely these issues will be found. Asbestos Contaminated Materials (ACM) was not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building, along with toilet rooms and play areas, are in general compliance with ADA and State of WA accessibility codes, except that the main entry does not have an automatic opener.

suggested improvements

- 1 An automatic door opener should be installed on the main entry door.

requested improvements

- 1 Additional meeting and office space is desired.
- 2 A larger reception area is desired.



women's center

(Building #2 - 200C) to be demolished

GENERAL DESCRIPTION & HISTORY

The 1,644 s.f. Women's Center Building was constructed in 1975 and consists of three modular buildings connected together and open in the interior. It is located to the southwest of the Education Center and to the east of the Parent Child Center (Building #20). A small parking area exists to the west of the building.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is a single story structure with wood framing and trusses, metal siding and roofing and parapet wall extensions. The structure has a wood subfloor and joists and is set on concrete foundation walls. Windows are aluminum framed with non-insulated glass. The entry and exit doors are hollow metal with hollow metal frames.

MECHANICAL / ELECTRICAL / PLUMBING

The building has a very limited mechanical system, which does not adequately serve the present use of the building. The building has a fire alarm system, but not a fire sprinkler system. Plumbing and electrical service systems appear in reasonable condition. *No HVAC.*

INTERIOR CONSTRUCTION

The interior consists of painted gypsum board walls on wood studs, VCT and carpet on the floors and suspended acoustic ceiling tiles. Interior doors are wood with wood frames. Finishes show considerable wear. *Building is currently being used for theatre costume storage.*

AIR QUALITY & HAZARDOUS MATERIALS

The summer of 2012, WWCC received a report that there is significant mold present in this building. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building are not in compliance with ADA and State of WA accessibility codes, nor are the toilet rooms.

suggested improvements

Note: This building is scheduled to be demolished as part of the construction funding for the New Science and Technology Center.



main building (Building Portions #1, #1A, #3, #4 & #5 - 200D)

CURRENT BUILDING USE

Building Portion #1: Business Education & Academic Education

Building Portion #1A: Basic Skills & Computer Addition/Remodel

Building Portion #3*: Administration, Library, & Sciences

Building Portion #4: Conference Center

Building Portion #5: Bookstore

*(The Women's Center has been previously designated as Building #2)

GENERAL DESCRIPTION & HISTORY

The Main Building is comprised of several building portions built at different times. The original structure was built in 1974 and constituted about three quarters of the current building area. The character of the building was retained each time an addition was constructed, so that the present configuration appears as one structure without distinction between additions.

Remodels completed in 2007 and 2010 added 26,743 s.f. to the west end of the Main Building for use as Basic Skills Classrooms (07) and a Culinary Student Center (10). The additions include a dining room and exterior patio overlooking Titus Creek. This addition solved the problems with the kitchen hoods and the formerly cramped space for Culinary Arts. A state-of-the-art kitchen was included which handles catering and school lunches as well as providing meals for WWCC students. The kitchen is used 24/7.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a concrete and steel superstructure, with the exterior walls clad with plaster or exterior insulation and finish system (EIFS). The entire building has been reroofed using a single ply membrane. The windows and entry doors are aluminum frames with insulated glazing.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a 4-pipe hydraulic mechanical HVAC system, with boilers and chillers located in the basement, as well as gas fired DX units located on the roof. The electrical service room is also located in the basement. Plumbing service lines are copper, drain lines appear to be cast iron. No leaks or malfunctions were noticeable with the existing systems. The building is served by a fire alarm system and all areas have been retrofitted with sprinklers. The fire alarm annunciator panel, fire department hook-up and post indicator valves are not near each other. The main electrical feed for most of the campus comes into Building 200D. The main feed has failed on several occasions and has recently failed (12/24/13) and needs to be reviewed for replacement. The distribution panels are approximately 38 years old and are in need of replacement. *Change to VAV as funds allow.*

INTERIOR CONSTRUCTION

The interior walls are mostly painted gypsum board on metal studs. The first and second floors are mostly carpeted, with ceramic tile used in the toilet rooms. The basement has been left mostly unfinished except for the Graphics offices. Ceilings are composed of a combination of suspended acoustic ceiling tiles (4' x 4'), gypsum board and exposed structure.

AIR QUALITY & HAZARDOUS MATERIALS

Although no obvious hazardous materials or environmental air quality problems were noticed, it has been quite a while since the ductwork has been inspected and cleaned. It would be worthwhile to disassemble and inspect a portion of the ductwork to determine the current condition. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building, along with corridors and classrooms, are in compliance with ADA and State of WA accessibility codes. The basement classroom (Audio room) is not accessible. The toilet rooms have varying degrees of compliance. Most have been



recently improved with grab bars and other interior accessibility features, however, the entries to most of the toilet rooms do not meet State of WA accessibility requirements due to lack of strike jamb clearance (18" needed with closer). The drinking fountains are also not handicap accessible. The "Warrior's Knee" stepped area on the first floor presents a hazard for the visually impaired. Carpet strips have been added along with handrails to help mitigate some of the issues.

suggested improvements

- 1** The ceiling tiles in various locations need to be replaced. If 4' x 4' tiles are used, there are limited choices. One possibility would be to use Armstrong "Optima – Open Plan ". These tiles have a NRC of .95, a light reflectance of .89 and are moisture, impact, and sag resistant.
- 2** Improve HVAC ducting to allow office walls to extend to underside of decking to create better sound separation. *Planned for the 15-17 Biennium.*
- 3** The electrical service needs better circuit identification.
- 4** The second floor guardrail does not meet current requirements (42" high and containment of 4" sphere).
- 5** Better energy efficient lighting would be desired. *The entire campus has been retrofitted with T-8 lamp and electronic ballasts.*
- 6** The mechanical system creates noises for the cafeteria and conference areas, as well as for a few of the classrooms at the eastern end of the building (above the main boiler room). *Resolved by the new Culinary Department.*
- 7** Magnetic hold-opens are needed on the doors to rooms #185C & #181.
- 8** Verify the need for a thorough duct cleaning. *Not practical, high volume of air 97% efficient filters.*

- 9** The "Warrior's Knee" area on the first floor presents a hazard for the visually impaired as stated above.
- 10** The railing on the second floor at the east end of the building needs an intermediate railing to meet current codes.
- 11** A railing is required on both sides of the ramp in the corridor at the second floor.
- 12** A thorough review of fire & life safety code compliance is recommended to determine the extent of changes needed to the building to meet current fire and life-safety codes. These adjustments may include fire rated corridors and corridor doors, fire sprinklering the entire building, and the need for occupancy or area separation walls.
- 13** Electrical phase protection is needed, with fault indicators. *Replace a fan motors with VFD.*
- 14** The well water circulation associated with the mechanical system should be inspected to determine if sediment is affecting the piping. Investigate the option to hook up a chiller apparatus to the mechanical system using the well water as a heat sink with a heat exchanger so that the well water cannot enter the hydronic piping system. *Repaired. Two new 300 ton chillers and new heat exchangers, 2005-6. Closed 100P. Just air cooling, water goes to the irrigation system.*
- 15** The fire alarm annunciator panel should be moved closer to the post indicator valve, and an additional fire department hook-up should be installed near this valve. *Two gas fired boilers for heat.*
- 16** Provide auto-assist door openers at the main entry doors. *Completed.*
- 17** *Dome ducts cleaned once.*

requested improvements

- 1** Better organized space for the Walla Walla Community College Foundation, separate from all other functions.
- 2** A re-working of the keying system is desired. *Started - have the guts for the system, but not the door hardware. Electronic remote locks.*
- 3** The building lacks informal gathering places students can use for study and interaction with each other and instructors. Consideration should be given to provide these types of spaces within new or remodeled areas. *Part of remodel.*
- 4** *Entire building has had an energy efficiency upgrade. Electric boilers to gas. \$35,000/month, now \$27,000/month after added items.*

technology center (Building #18 - 200F)

GENERAL DESCRIPTION & HISTORY

This 26,000 s.f. building was constructed in 1991. It currently contains the Computer Tech., Water Management, Refrigeration and Air Conditioning Technology, Turf Management, Ag Science, and Tech. programs. The building is situated on the north side of the campus and has the advantage of access from both the north and south sides. Due to the topography in this area, the building has access to both floors at grade. There is a service drive to the north which accesses the upper floor and a small parking lot to the east which serves the entries to the south and east.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a concrete and steel structure, with the exterior walls being a combination of painted concrete masonry and exterior insulation and finish system (EIFS). A predominant portion of the building has built-up roofing, with the central second floor hallway being covered by sloped metal roofing. The windows and entry doors are aluminum frames with insulated glazing. There are a few openings that contain glass block.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a single central mechanical HVAC unit, located on the first floor, with zone dampers. The electrical service room is located next to the mechanical system in a separate room. Plumbing service lines are copper, drain lines appear to be cast iron. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems, however, the HVAC system has difficulty managing the different heating and cooling loads. Essentially, the building has zoning problems and is not energy efficient or comfortable. The building is served by a fire alarm system, as well as a complete fire sprinkler system. *Air handler, one boiler, one chiller, new VAV boxes with new dampers. Replace boiler this biennium, new fan motor VFD control. Still has zoning problems but 90% better due to HVAC modifications. Consistent air volume.*

INTERIOR CONSTRUCTION

The interior walls are painted gypsum board on metal studs and exposed unpainted concrete masonry in the central corridor. The first and second floors are mostly carpeted, with ceramic tile used in the toilet rooms. Ceilings are composed of a combination of suspended acoustic ceiling tiles (2' x 4'), gypsum board and exposed structure. Doors are hollow metal with hollow metal frames and appear to have required fire ratings and wired glass.

AIR QUALITY & HAZARDOUS MATERIALS

Although no obvious hazardous materials or environmental air quality problems were noticed, it has been quite a while since the ductwork has been inspected and/or cleaned. It would be worthwhile to disassemble and inspect a portion of the ductwork to determine the current condition. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building, along with corridors and classrooms are in general compliance with ADA and State of WA accessibility codes, except that handicap assist door openers are needed on the main entry doors. The toilet rooms are not in complete compliance. The vanities are too high and the traps need to be insulated. *Not corrected.* The drinking fountains have been made handicap accessible by removing a portion of the walls below them.



suggested improvements

- 1 The ceiling tiles in various locations need to be replaced. *Most replaced.*
- 2 The HVAC system zoning is inadequate and the ductwork is quite noisy. A complete review of alternative solutions is necessary. *Somewhat better.*
- 3 There is an on-going effort to replace windows. This process is at the early stage of replacement.
- 4 The stair railings and second floor guardrails do not meet current requirements (containment of 4" sphere).
- 5 A couple of glass blocks are cracked. *Repaired.*
- 6 Efflorescence is visible on the interior of the concrete masonry in many places. Moisture has found a way to penetrate through the block. It has been suggested that this occurred immediately after construction due to "green" concrete masonry. Even so, the window frames and coping at the top of the block should be checked for worn or incorrectly applied sealant. *99% resolved.* The elastomeric coating on the concrete masonry exterior should also be carefully checked for problems.
- 7 Verify the need for a thorough duct cleaning. *1120 1121 (Maintenance) - two rooms replaced.*
- 8 Railings are needed at the steps on the west side of the building to comply with current codes.
- 9 The lighting does not appear to be energy efficient.
- 10 The toilet rooms need adjustments to meet ADA and State of WA barrier free codes.
- 11 Ductwork should be inspected to verify the need for cleaning. *Yes - light commercial ductwork.*

requested improvements

- 1 Additional space is needed for Turf Management storage.
- 2 The building is uncomfortable due to HVAC zoning problems.
- 3 Lighting upgrades are desired for better energy efficiency. *Completed.*

health science & performing arts center (Building #25 - 200E)

GENERAL DESCRIPTION & HISTORY

This 34,000 s.f. building went under construction in the winter of 2006. It contains the Health Science programs. The building is situated on the north side of the adjacent Technology Center. The building is a two story structure with views southward of the rest of the campus and Blue Mountains. Parking lots are intended to the north and west, with a total number of parking stalls to be around 200.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a concrete and steel structure, with the exterior walls being mostly concrete masonry with brick veneer. The building has a single-ply roof. The windows and entry doors have aluminum frames with insulated glazing.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by two 4-pipe hydronic systems with gas fired boilers and electric chillers. The electrical service room is located next to the mechanical systems in separate rooms. Plumbing service lines are copper, drain lines appear to be cast iron. The building is served by a fire alarm system, as well as a complete fire sprinkler system.

INTERIOR CONSTRUCTION

The interior walls are painted gypsum board on metal studs, with exposed brick in the central corridor, and wood paneling in the auditorium. The first and second floors are mostly carpeted, with ceramic tile used in the toilet rooms. Ceilings are composed of a combination of suspended acoustic ceiling tiles (2' x 4'), gypsum board and, in some places, exposed structure. Doors have hollow metal and/or wood with hollow metal frames and have required fire ratings and wired glass.

AIR QUALITY & HAZARDOUS MATERIALS

There were no hazardous materials or asbestos contaminated materials used in the construction of this building.

BARRIER FREE ACCESS

It appears that all entries and exits from the building, along with corridors, classrooms, and toilet rooms are in full compliance with ADA and State of WA accessibility codes.

suggested improvements

- 1 Eventually, there will be a strong need for a practice stage with additional shop space. This is anticipated to be added at the north side of the backstage area.
- 2 Consideration of the use of brick should be re-examined for compatibility with the rest of the campus. Concrete masonry would be a better fit and less expensive. The saved expense could be spent on the practice stage.

requested improvements

- 1 A practice stage with additional shop space is required to support use of area for theatre productions.



china pavilion (Building #10 - 200G) to be demolished

The 10,400 s.f. China Pavilion structure is currently being used for the Performing Arts program.

GENERAL DESCRIPTION & HISTORY

The China Pavilion derives its name from the fact that it was originally constructed for the 1974 Spokane World's Fair by and for the Chinese government. The original use was as a projection theater showing a slide and film presentation about Chinese history, art, culture, and geography. The structure was relocated to the WWCC campus in 1975 and placed over a poured-in-place concrete slab. This slab was sloped to better accommodate a performing arts program, including a stage with minimal backstage area and no flies. The seating was arranged to better envelop the stage area while still using the original chairs.

STRUCTURE & EXTERIOR CONSTRUCTION

The building shell is composed entirely of precast concrete and is shaped in the form of a fan. The roof and roof supporting end walls are composed of concrete "T" beam sections spaced about 4' on center at the narrow end and about 10' on center at the wide end. The side walls are composed of flat precast concrete panels, each about 10 feet wide. Other than the entry and exit doors, there are no openings in the perimeter. An exterior insulation and finish system (EIFS) was applied to the exterior of the Pavilion in the mid-90's to improve its appearance and thermal efficiency. The unusual shape of the building will have a strong influence on most interior layouts.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served with gas/electric mechanical HVAC units located on the exterior at the wide end of the "fan" with ductwork under the slab and at the underside of the roof. The plumbing is fairly minimal and only serves the public toilet rooms and set shop. The electrical system appears adequate for a variety

of new uses. There are fire alarm system and fire sprinkler systems. Further study would be required for all systems depending upon the new use of the building. *Rooftop units have been replaced with Carrier 80% efficient - Need replaced.*

INTERIOR CONSTRUCTION

Most of the interior construction is exposed structure (walls and roof), with some interior walls composed of painted gypsum board on steel or wood studs. The floor is primarily carpeted and minimally sloped in the seating area. The stage area is composed of a plywood floor on wood framing.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were noticed. It would be a good idea to completely clean, or install new ductwork when the building is remodeled. No Asbestos Contaminated Materials (ACM) were observed.

BARRIER FREE ACCESS

Any interior remodeling intended for the building would require complete compliance with current State of WA and ADA barrier free codes. *Not done.*

suggested improvements

Note: This building is scheduled to be demolished as part of the construction funding for the new Science and Technology Center.



vocational / technical building

(Building Portions #6, #7, #8 & #9 - 200J)

The 53,861 s.f. Professional Technical Building is currently being used for the following:

Building Portion #6:	Music Center
Building Portion #7:	Auto Body & Auto Mechanics Center
Building Portion #8:	Cosmetology Center
Building Portion #9:	Welding & Precision Machining Center

GENERAL DESCRIPTION & HISTORY

This building is composed of five building portions originally constructed for the 1974 Spokane World's Fair. These portions were disassembled and transported to the Walla Walla Community College campus and reassembled and interconnected with additional structures which allow circulation from one portion to the next while remaining indoors. The resulting form is somewhat "U" shaped with the courtyard area facing northeast. This building complex is located to the northeast of the Education Center, adjacent to the China Pavilion (200G) and is flanked on the north and east sides by parking areas. A music-related addition was constructed in 2002 and new roofing over a portion of the connective corridors in 2004.

STRUCTURE & EXTERIOR CONSTRUCTION

The buildings are composed entirely of precast concrete. The roof and supporting end walls are composed of concrete "T" beam sections spaced at about 10' on center. The side walls are composed of 10' wide flat concrete panels with the exterior walls clad with an exterior insulation and finish system (EIFS). The building has built-up roofing. The newer Music addition and corridor roofing have single-ply membrane roofs. The windows and entry doors are aluminum frames with insulated glazing. *Has BUR been replaced? Yes, solar panels last section last year.*



MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a combination of mechanical systems. Portions #6 & #8 are connected to the four-pipe system from the Main Building. Portions #7 & #9 are provided with suspended gas-powered radiant heat tubes. The electrical service room is located in the southwest portion of the Cosmetology Building portion. Plumbing service lines are copper, drain lines appear to be cast iron. No leaks or malfunctions were noticeable with the existing systems. However, there are leaks on the east side of the exterior wall when it rains. The building is served by a fire alarm system, but only portions of the structure have a fire sprinkler system (building portion #7). *Mechanical tunnel, Carrier all the same.*

INTERIOR CONSTRUCTION

The interior walls are mostly painted gypsum board on metal studs. The classrooms and hallways are mostly carpeted with ceramic tile used in the toilet rooms. A couple of the hallways have vinyl composition tile floors. Ceilings are composed of a combination of suspended acoustic ceiling tiles (2' x 4'), gypsum board and exposed structure.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were observed. Asbestos Contaminated Materials (ACM) were not immediately seen to be present. An air quality study conducted by SCM Consultants in late August 2005 confirmed that all hazards are within the normal acceptance range.

BARRIER FREE ACCESS

Entries and exits from the building, along with corridors and classrooms, are in general compliance with ADA and State of WA accessibility codes. The toilet rooms have varying degrees of compliance. Most have been recently improved with door openers and other interior accessibility features, however, the entries to most of the toilet rooms do not meet State of WA accessibility requirements due to lack

of strike jamb clearance (18" needed with closer). The women's toilet room lacks a handicap sized stall or grab bars. The men's toilet room lacks the 5' unobstructed width from wall to sink for side transfer. The doors need lever handles. The drinking fountains are also not handicap accessible. *Any upgrades? Some ADA restrooms tank toilets - replace.*

suggested improvements

- 1** The ceiling tiles in various locations need to be replaced.
- 2** The electrical service needs better circuit identification. *Completed.*
- 3** A fire sprinkler system is needed in the Welding & Precision Machining area. *Needs verification.*
- 4** Single-pane windows should be replaced with ones that have insulated glass.
- 5** A thorough review of fire/life safety code compliance is desired to determine the extent of changes needed to the building to meet current codes. These adjustments may include fire rated corridors and corridor doors, fire sprinklering the entire building complex and the need for occupancy or area separation walls.
- 6** The welding area needs improved ventilation. *Not provided.*
- 7** Electrical phase protection is needed to the main feeder. *Not provided.*

requested improvements

- 1** Improvements are needed to the heating and cooling system.
- 2** A manifold enclosure is needed for the Oxy-Acetylene tanks. *Yes. Electrician training program has used this as a test.*

facility service building (200H)

This 10,530 s.f. building is currently being used for Maintenance Facility Services.

GENERAL DESCRIPTION & HISTORY

Although this building appears similar to those from the 1974 Spokane World's Fair, it was in fact constructed later but with similar materials and configuration. Unlike the buildings comprising the Professional Technical Center to the north, this structure has a partial second floor. The building is used for maintenance. The addition is used for wind generation technology. The building was remodeled in 2009 to house facilities.

STRUCTURE & EXTERIOR CONSTRUCTION

The building shell is composed entirely of precast concrete. The roof and roof supporting end walls are composed of concrete "T" beam sections spaced about 10' on center. The side walls are composed of flat precast concrete panels, each about 10 feet wide. The second floor is concrete supported on the concrete masonry and end walls. The entry doors and windows are aluminum framed with insulated glass. An exterior insulation and finish system (EIFS) was applied to the exterior in the mid-90's to improve its appearance and thermal efficiency. The building is covered with a built-up roofing system.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served with an antiquated split system which would need to be completely reconfigured for any new use. The plumbing systems are fairly minimal and only serve the public toilet rooms and areas of the second floor nursing lab. The electrical system appears salvageable for a variety of new uses. There is a fire alarm system but no fire sprinklers. Further study would be required for all systems depending upon the new use of the building. *Wind has sprinkler.*

INTERIOR CONSTRUCTION

Most of the interior construction is exposed structure (walls and roof), with some interior walls composed of painted concrete masonry or gypsum board on studs. The floor is primarily carpeted, with ceramic tile used in the toilet rooms. The upper floor is one open space except for a mechanical room. It is served by an elevator which does not meet ADA and State of WA accessibility codes.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were noticed. It would be a good idea to completely clean, or install new ductwork when the building is remodeled. No Asbestos Contaminated Materials (ACM) were observed.

BARRIER FREE ACCESS

Any interior remodeling intended for the building would require complete compliance with current State of WA and ADA barrier free codes.

suggested improvements

- 1 There are some places on the north exterior wall which show mold growth.
- 2 Automatic doors are needed at the main entry.
- 3 The HVAC system appears to need some serious upgrades.
- 4 The toilet rooms do not meet State of WA and ADA accessibility requirements.
- 5 The elevator does not meet ADA and State of WA barrier free requirements.

requested improvements

Not applicable.



child care center (Building #17 - 200K)

GENERAL DESCRIPTION & HISTORY

The 6,316 s.f. Child Care Center Building was constructed in 1989. It is located to the northeast of the main building cluster. The building has a drop-off area to the front and parking on the southeast end. There is a large triangularly shaped fenced lawn area to the north (back) and west side for children to play on in good weather. Playground structures occupy areas of the west lawn.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is a single-story structure, composed of wood framed walls and roof, slab-on-grade floor, exterior stucco finish and wood siding below the windows. The building was re-roofed in June of 2004 with new asphaltic composition shingles. The windows are wood-clad and appear to be the originals. Exterior doors are hollow metal with hollow metal frames.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a two-zone gas heat / electric cooling HVAC split system. The building has a fire alarm system, but not a fire sprinkler system. The plumbing and electrical components and assemblies appear to be in reasonable condition.

INTERIOR CONSTRUCTION

The interior walls are mostly painted gypsum board on wood studs. The floors are mostly covered by vinyl composition tiles and carpeting, with ceramic tile used in the toilet rooms. Ceilings are composed primarily of painted gypsum board.

AIR QUALITY & HAZARDOUS MATERIALS

No air quality problems or hazardous materials were seen to be present. The ducting system would probably benefit from a thorough cleaning. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building are in general compliance with ADA and State of WA accessibility codes, except that there is no handicap accessible curb cut and ramp from the drop-off driveway and there aren't any door assists at the main entry. The toilet room does not meet the State of WA handicap accessibility codes. *Check ramp. Needs new fire alarm system. Local only Simplex.*

suggested improvements

- 1 Electrical circuits need to be identified. *Not completed.*
- 2 The wood attic vents are peeling paint, as is the siding below the windows. *On-going.*
- 3 The building would benefit from replacing the old wood-clad windows with better sealing vinyl frames with insulated glass.
- 4 There is no fire sprinkler system.
- 5 Handicap accessible curb-cut and ramp is needed at the driveway.
- 6 Automatic door openers are needed at the main entry.
- 7 The toilet room fails to meet the requirements of the State of WA handicap accessibility codes.
- 8 The mechanical ductwork should be professionally cleaned. *Four residential furnaces, two need to be replaced.*

requested improvements

- 1 New carpeting is desired. *Not replaced.*
- 2 Chair rails are desired in the offices.
- 3 New interior paint is desired. *Not repainted.*



ag diesel building (Building #12 - AG-1 - 200L)

GENERAL DESCRIPTION & HISTORY

This 10,000 s.f. building was constructed in 1974. The building is situated to the northeast of the main building complex and is closely associated with the Ag Diesel Building, Farrier Building, and John Deere Training Center. The arrangement of these buildings form a courtyard area which contains parking, work vehicles and storage containers. The John Deere Training Center is the farthest west of this grouping. There is also a small parking lot used for Agricultural Machinery (John Deere tractors etc.) to the west of the building.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of pre-engineered steel superstructure with the exterior walls and roof covered with steel panels. The building rests on a concrete slab-on grade. The entry doors and overhead doors are steel. There is a second floor at the north end constructed of a reinforced concrete slab on steel deck, supported by the concrete masonry walls below.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a minimal mechanical HVAC split system, distributing heating and cooling to the classrooms only. The shop area is served by gas fired blowers. Plumbing systems are minimal. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, but lacks a fire sprinkler system. *Gas radiant heaters in all Ag. Buildings. T-8 lights. Ag-1 and Ag-2 new roll-up doors 2013. 15.*

INTERIOR CONSTRUCTION

The interior walls are primarily painted concrete masonry. The first and second floors are mostly exposed concrete, with vinyl composition tile used in the toilet rooms. Ceilings are composed of acoustic ceiling tiles (1' x 1') on gypsum board and exposed structure in the main service bays. Doors are hollow metal with hollow metal frames.

AIR QUALITY & HAZARDOUS MATERIALS

It has been quite a while since the ductwork has been inspected and/or cleaned. It would be worthwhile to disassemble and inspect a portion of the ductwork to determine the current condition. Asbestos Contaminated Materials (ACM) were not immediately seen to be present. The oil and water separator needs to be replaced. *No bollards. Doors are damaged due to forklift.*

BARRIER FREE ACCESS

The entry and toilet rooms are not in compliance with ADA and State of WA accessibility codes.

suggested improvements

- 1 The ceiling tiles in various locations need to be replaced.
- 2 The toilet rooms are not in very good condition and the State of WA and ADA barrier free codes are not being met.
- 3 Protective bollards should be installed at each corner of the overhead doors and near the entry door.
- 4 The lighting should be upgraded for better energy efficiency.
- 5 The carpeting in many places shows significant wear.
- 6 Verify the need for a thorough duct cleaning.

requested improvements

- 1 Replace all standard and overhead doors.
- 2 *New door insulated.*
- 3 *Farrier not re-roof, but leaks repaired.*



ag diesel building (Building #13 - AG-2 - 200M)

GENERAL DESCRIPTION & HISTORY

This 14,672 s.f. building was constructed in 1979 and has had a few additions constructed including one which formed the building into an “L” shape in 1996. The building is situated to the northeast of the main building complex and is closely associated with the other Ag Diesel Building, the Farrier Building, and the John Deere Training Center. The Ag Diesel Building is the farthest northeast building of this grouping. This building was remodeled in 2004.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of pre-engineered steel superstructures with the exterior walls and roof covered with steel panels. The building rests on a concrete slab-on grade. The entry doors and overhead doors are insulated steel. There is a second floor at the bend of the “L” constructed of wood joists and plywood, supported by the concrete masonry walls below. A fire rated area separation wall was built to separate the two building portions.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a minimal mechanical HVAC split system, distributing heating and cooling to the classrooms and office. Plumbing systems are minimal. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, but lacks a fire sprinkler system.

INTERIOR CONSTRUCTION

The interior walls are primarily painted concrete masonry. The first and second floors are mostly exposed concrete, with vinyl composition tile used in the toilet rooms. Ceilings are composed of painted gypsum board and exposed structure in the main service bays. Doors are hollow metal with hollow metal frames.

AIR QUALITY & HAZARDOUS MATERIALS

Although no obvious hazardous materials or environmental air quality problems were noticed, it has been quite a while since the ductwork has been inspected and/or cleaned. It would be worthwhile to disassemble and inspect a portion of the ductwork to determine the current condition. Asbestos Contaminated Materials (ACM) were not immediately seen to be present. The carbon monoxide detection system does not appear to be working properly. *New roofs. Interior of Farrier Shop remodel. No ADA access.*

BARRIER FREE ACCESS

The entry and toilet rooms appear to be in full compliance with ADA and State of WA accessibility codes, except that the women’s toilet room needs a sign on the door.

suggested improvements

- 1 Protective bollards should be installed at each corner of the overhead doors and near the entry door of the 1979 building portion (north).
- 2 The lighting should be upgraded for better energy efficiency. *Completed.*
- 3 Verify the need for a thorough duct cleaning. *Needs cleaning.*
- 4 One exterior door is in need of replacement. *Replaced.*

requested improvements

- 1 Upgrade the lighting. *Completed.*
- 2 Floor mount residential furnaces ducts to be cleaned.



farrier building (Building #14 - 200N)

GENERAL DESCRIPTION & HISTORY

This 10,000 s.f. building was constructed in 1975, is situated to the east of the main building complex and is closely associated with the John Deere Training Facility and the two Ag. Diesel Buildings. The Farrier Building is located just south of Ag. Diesel. A portion of the building at the southern end is used for grounds maintenance activities. *One of the biggest horse shoeing programs in the west. 09 remodel - add 50% more. No ADA access. Coal forge.*

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a pre-engineered steel superstructure, with the exterior walls and roof covered with steel panels. The building rests on a concrete slab-on grade. The entry doors and overhead doors are insulated steel. There is a partial second floor constructed of wood joists and plywood, supported by steel posts.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a minimal mechanical HVAC unit, distributing heating and cooling to only a few rooms. Plumbing systems are minimal. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, but lacks a fire sprinkler system.

INTERIOR CONSTRUCTION

The interior walls are primarily painted gypsum board on wood studs. The floors are mostly exposed concrete, with vinyl composition tile used in the toilet rooms. Ceilings are composed of painted gypsum board in the toilet rooms and exposed structure in the main service bays and classrooms. There is a fire rated partition separating the offices from the farrier room. Doors are hollow metal with hollow metal frames.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were noticed. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

The toilet rooms have recently been remodeled and are in compliance with ADA and State of WA accessibility codes.

suggested improvements

- 1 Protective bollards should be installed at the west side of the building to protect it from vehicles. Curbs or wheel stops would also serve this purpose.
- 2 The lighting should be upgraded for better energy efficiency.

requested improvements

- 1 Better lighting is desired.
- 2 Complete the installation of the ceilings.
- 3 Needs gutter system. 2017-2019 to be corrected.



john deere training center

(Building #15 - 200P)

GENERAL DESCRIPTION & HISTORY

This 10,802 s.f. building was constructed in 1996, is situated to the east of the main building complex and is closely associated with the Ag Diesel Buildings and the Farrier Building. The John Deere Training Center is located just southwest of the Farrier Building.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a pre-engineered steel superstructure with the exterior walls and roof covered with steel panels. The building rests on a concrete slab-on grade. The entry doors and overhead doors are insulated steel. There is a fire-rated separation wall between the classrooms and shop area.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by heat pumps for the east offices, west classrooms and office. The shop is heated by suspended gas-fired radiant heat. Plumbing systems are minimal. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, but lacks a fire sprinkler system. The building has a carbon monoxide detection system.

INTERIOR CONSTRUCTION

The interior walls are primarily painted gypsum board on wood or steel studs. The floors are mostly exposed concrete, with vinyl composition tile used in the toilet rooms. Offices are carpeted. Classroom ceilings and offices are composed of acoustic ceiling tiles (2' x 4'), and exposed structure is in the shop area. Doors are hollow metal with hollow metal frames.

AIR QUALITY & HAZARDOUS MATERIALS

Although no obvious hazardous materials or environmental air quality problems were noticed, it has been quite a while since the ductwork has been inspected and/or cleaned. It would be worthwhile to disassemble and inspect a portion of the ductwork

to determine the current condition. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

The two toilet rooms located next to each other are not in compliance with ADA and State of WA accessibility codes. Both are less than five feet wide from wall to lavatory and, therefore, do not allow for side transfer. The men's toilet room adjacent to the shop area is in compliance and could be signed for uni-sex.

suggested improvements

- 1 The ceiling tiles in various locations need to be replaced. *Not replaced.*
- 2 Electrical circuits need identification. *Confirm.*
- 3 The lighting should be upgraded for better energy efficiency. *Completed.*
- 4 Verify the need for a thorough duct cleaning. *Yes, needs to be done.*
- 5 Appropriate signage is needed on the various toilet rooms for handicap access compliance.

requested improvements

- 1 Additional office space has been requested.
- 2 A lunch room was requested.



greenhouse building (Building #16 - 200Q) to be demolished

GENERAL DESCRIPTION & HISTORY

The 4,000 s.f. Greenhouse structure was constructed in the mid 1970's. It is located to the east of the main building cluster and just south of Titus Creek. The building has a small parking area to the east. This building is used mostly from January to mid May by Ag. Science.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is single-story and constructed of clear and translucent plastic over a steel framework. The structure is set on a concrete slab-on-grade.

MECHANICAL / ELECTRICAL / PLUMBING

The building has been fitted with a ventilation system, as well as an overhead irrigation system. The building has a fire alarm system, but not a fire sprinkler system. The plumbing and electrical components and assemblies appear to be in reasonable condition. The gas-fired heaters are not adequate, nor is the existing evaporative cooling system.

INTERIOR CONSTRUCTION

The interior partitions, which divide the structure into segments, are composed of the same assemblies as the perimeter.

AIR QUALITY & HAZARDOUS MATERIALS

No air quality problems or hazardous materials were seen to be present. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building are in general compliance with ADA and State of WA accessibility codes, except that there aren't any door assists at the main entry.

suggested improvements

Note: This building is scheduled to be demolished as part of the construction funding for the New Science and Technology Center.



center for enology & viticulture (Building #23 - 200T)

GENERAL DESCRIPTION & HISTORY

This 15,000 s.f. building was constructed in 2003. The building is situated on the northwest corner of the campus and has the advantage of being the prominent structure seen at the intersection of Isaacs Avenue and Tausick Way. Due to the topography in this area, the building has access to both floors at grade. There is parking to the north and west sides of the building which drains into drywells. All access to the parking area is from Isaacs Avenue. A small vineyard is located adjacent to the southwest side of the building.

STRUCTURE & EXTERIOR CONSTRUCTION

The two story building is composed of a concrete and steel structure, with the exterior walls being primarily of an exterior insulation and finish system (EIFS). The building has small trellises on either side of the main entry, a painted wood panel soffit and a clay tile roof which is quite distinctive. There is a southeast facing deck at the main level which has an exposed concrete floor. The windows and entry doors are aluminum frames with insulated glazing.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by a four-pipe hydronic system with gas fired boilers, and a chiller located at grade to the south of the building. The electrical service is located in the same basement room as the boilers. Plumbing service lines are copper, drain lines appear to be cast iron. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, as well as a complete fire sprinkler system. *Chiller is failing. Old chiller just does the building. On 2, new one for the wine making process.*

INTERIOR CONSTRUCTION

The interior walls are painted gypsum board on metal studs. The first floor is mostly carpeted with

ceramic tile used in the toilet rooms and quarry tile used in the entry area. The basement has primarily exposed concrete floors. Ceilings are composed of a combination of suspended acoustic ceiling tiles (2' x 4') in the classrooms, painted gypsum board in the hallways and entry and exposed structure (both vaulted concrete and steel) in the basement. Doors are hollow metal with hollow metal frames in the basement and solid core wood on the first floor.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were noticed. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building, along with corridors and classrooms, are in general compliance with ADA and State of WA accessibility codes, except that handicap assist door openers are needed on the main entry doors. The toilet rooms on the first floor are in complete compliance, but the basement toilet rooms need grab bars.

suggested improvements

- 1 Install grab bars in the basement handicap accessible toilet rooms. *Not installed.*
- 2 There appears to be the obvious need for additional storage due to the stacked chairs and tables located in the hallway areas of the basement.
- 3 The barrel room doors are conducting cold temperatures into the adjacent spaces and could use some improvement to their thermal efficiency. Some better door bottoms could also help. *Doors need to be replaced. Change to roll-up.*
- 4 The large wooden doors at the tank room and barrel room are delaminating and need to be replaced.

requested improvements

- 1 Additional barrel storage is needed. The Indoor Batting Cages Building could be used for this purpose if the batting cages are relocated.
- 2 Greater space is desired for catering and events.



center for water and environmental studies (Building #26 - 200R)

The William A. Grant Water & Environmental Center (WEC) opened on October 12th, 2007. The Phase 2 addition opened Fall 2010. The WEC stands as an example of the region's commitment of conserving, managing, and enhancing the Walla Walla Watershed. The building itself is evidence of a milestone in progress towards addressing water management and environmental restoration issues.

The William A. Grant Water & Environmental Center at Walla Walla Community College is committed to contributing to the well-being of our regional community by:

- Providing a place for collaborative dialogue
- Fostering and modeling the use of innovative practices
- Promoting and practicing the use of effective partnerships
- Offering educational programs that address 21st Century water and environmental challenges
- Achieving heightened awareness and use of environmentally sustainable practices
- Supporting environmental protection and restoration efforts throughout the region

VISION FOR THE REGION

Motivating us in our efforts is a vision of the future in which the well-being of the communities we serve is reflected by a healthy environment, a vibrant economy and diverse cultures working together in collaboration and cooperation.

WE ENVISION A REGION

- Characterized by thriving natural ecosystems and thriving local economies.
- Where diverse cultural values are respected and nurtured in rural, urban and tribal communities.

- Whose public institutions, nonprofit organizations, agricultural and business communities use collaborative dialogue to address pressing public policy issues and build pathways for problem solving and partnerships.

OUR MISSION

Our updated mission reflects our commitment to be a place where individuals and organizations with diverse views and values feel comfortable and empowered to work together in seeking solutions to pressing natural resource policy issues. We recognize the intrinsic relationship between healthy, sustainable ecosystems and prosperous communities, and dedicate ourselves to supporting the environmental protection and restoration work of others through our education and community outreach programs.

The mission of the William A. Grant Water & Environmental Center is to provide a welcoming and supportive place where people with diverse interests and values can learn, share knowledge and work together to create a healthy and sustainable natural environment that enhances the economic well-being of our region.

OUR HISTORY

Faced with the challenges of restoring the watershed, recovering fish runs, and better managing limited water resources, organizations in the Walla Walla Valley came together in a spirit of collaboration and cooperation to create the Walla Walla Community College William A. Grant Water & Environmental Center.

suggested improvements

Not applicable.

requested improvements

- 1 Build a new Aqua Culture Building



auto tech center (Building #21 - 200U)

GENERAL DESCRIPTION & HISTORY

This set of structures was at one time used as a retail tractor facility and was converted to the Auto Mechanics Technology program in 1998. This 22,760 s.f. building is located to the northwest of the main building cluster with a parking lot accessed from Isaacs Avenue. A 1,000 s.f. steel building to the south of the main structure houses a paint booth and a 2,400 s.f. pole building canopy occupies the area to the east of the paint booth building. Parking areas surround the north, east and west sides, with landscaping to the south.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of several pre-engineered steel structures with the exterior walls and roof covered with steel panels. The classroom portion is constructed of concrete masonry walls & EIFS, with a built-up roof. All of the building portions rest on a concrete slab-on grade.

MECHANICAL / ELECTRICAL / PLUMBING

The building is served by gas / electric rooftop package HVAC units for the classrooms and offices and gas fired or blowers in the shop areas. Plumbing systems are minimal. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, but lacks a fire sprinkler system. A fire sprinkler water service line is stubbed into the building from Isaacs Avenue for future installation. The paint booth has a fire suppression system.

INTERIOR CONSTRUCTION

The interior walls are primarily painted gypsum board on wood or steel studs. The floors are mostly exposed concrete, with vinyl composition tile used in the toilet rooms and classrooms. Classroom ceilings are composed of acoustic ceiling tiles (2' x 4') and exposed structure is in the shop area. Doors are wood with hollow metal frames.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were noticed. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

The toilet rooms near the core of the building are in compliance with ADA and State of WA accessibility codes. They do, however, show considerable signs of wear and need new finishes. The toilet rooms near the Auto Technology Shop are not in compliance with ADA or State of Washington codes. The main entry door should be provided with an auto door assist to meet ADA guidelines.

suggested improvements

- 1 The ceiling tiles in various locations need to be replaced. *Not replaced.*
- 2 Electrical circuits need identification. *Completed.*
- 3 The lighting should be upgraded for better energy efficiency. *Completed.*
- 4 Verify the need for a thorough duct cleaning. *Not done.*
- 5 Protective bollards should be considered for the west side of the building (curbs or wheel stops would also work). The electrical service devices on the north side should also be protected.
- 6 The main toilet rooms appear to need new finishes.
- 7 The shop toilet rooms are in need of improvements.

requested improvements

- 1 HVAC improvements are needed for pressure relationships and comfort.
- 2 Replace the roof over the automotive portion of the building. *Completed.*



craik building (Building #24 - 200V)

GENERAL DESCRIPTION & HISTORY

This 25,000 s.f. building was constructed in 2003 and is situated about a quarter mile away from the main campus, on the north side of Isaacs Avenue, on a 4.1 acre property. Originally constructed to be a lumber and hardware retail store, it is now used for Turf Equipment Training (5,000 s.f.), Facility Services Shop (5,000 s.f.) and the remaining area used for Commercial Truck Driving. The building has a large parking area to the east with marking for about 40 parking stalls. The northern part of the parking area is fenced and used for storage. Drywells have been installed to handle the stormwater run-off. To the west of the building there is a gravel lot, as well as a semi-turfed area for the septic tank and drainfield. The fire sprinkler pump house is located to the southwest of the building.

STRUCTURE & EXTERIOR CONSTRUCTION

The building is composed of a pre-engineered steel structure with the exterior walls and roof covered with steel panels over protected insulation. The building rests on a concrete slab-on grade. There is a 2,500 s.f. mezzanine above the office area which is accessed by two stairways. This mezzanine is constructed of wood subfloor on wood joists, supported by the steel framing. The storefront entry has aluminum frames with insulated glass and the overhead doors are insulated steel. Other exterior man-doors are hollow metal with hollow metal frames. The building has gutters and downspouts, exterior lighting and a flagpole.

MECHANICAL / ELECTRICAL / PLUMBING

The CDL and office areas are served by heat pumps with gas-fired make-up, the Facilities Services Shop is heated by suspended propane gas-fired radiant heat and the central shop area is unheated. Plumbing and electrical systems are all new. No leaks or malfunctions were noticeable with the existing plumbing or electrical systems. The building is served by a fire alarm system, a fire sprinkler system and a carbon monoxide

detection system. The septic system occupies an area to the west of the building. *Replace heat pumps. Two have been replaced.*

INTERIOR CONSTRUCTION

The interior walls are primarily painted gypsum board on wood or steel studs. A one-hour fire-rated partition separates the storage area from the Facilities Services Shop. The floors are mostly exposed concrete with vinyl composition tile used in the toilet rooms. Most of the offices are carpeted. Ceilings are composed of acoustic ceiling tiles (2' x 4') in the main floor offices and toilet rooms, painted gypsum board in some of the mezzanine offices and areas of the shop and exposed structure everywhere else. Interior doors are hollow metal with hollow metal frames in the shop and storage areas and wood with wood frames at the offices. The main floor and mezzanine offices have vinyl windows which look out into the shop and storage areas.

AIR QUALITY & HAZARDOUS MATERIALS

No obvious hazardous materials or environmental air quality problems were noticed, however, the shop does not have a carbon monoxide detection system. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

The entries and exits from the building mostly comply with ADA and State of WA accessibility codes except that the entry door should have an automatic door opener. The toilet rooms are not in compliance with ADA and State of WA accessibility codes due to the proximity of the interior partitions with the entry door.

suggested improvements

- 1 Additional zoning is needed for cooling of the offices.

requested improvements

- 1 An equipment wash station is needed.



indoor batting cages (Building #22 - 200PEX)

GENERAL DESCRIPTION & HISTORY

The 5,500 s.f. Indoor Batting Cage structure was constructed in 1992. It is located at the northwest corner of the campus, adjacent to the recently built Center for Enology & Viticulture (building #23).

STRUCTURE & EXTERIOR CONSTRUCTION

The building is a single-story pole building structure with wood posts and trusses and metal siding and roofing. The structure is set on a concrete slab-on-grade. There appears to be very little, if any, insulation, anywhere.

MECHANICAL / ELECTRICAL / PLUMBING

The building is heated by a combination of gas fired radiant and gas fired blowers. The building does not have a fire alarm system or a fire sprinkler system. Plumbing appears to be available for future toilet room(s).

INTERIOR CONSTRUCTION

One interior partition exists which partially conceals a storage area. This is constructed of wood siding on wood studs.

AIR QUALITY & HAZARDOUS MATERIALS

No air quality problems or hazardous materials were seen to be present. Asbestos Contaminated Materials (ACM) were not immediately seen to be present.

BARRIER FREE ACCESS

Entries and exits from the building are not in compliance with ADA and State of WA accessibility codes. There aren't any toilet rooms in the building. There is, however, a portion of the concrete slab missing where plumbing is available for future toilet room(s).

suggested improvements

- 1 There aren't any toilet rooms. If a toilet is needed, the occupant must walk to the Enology & Viticulture Center to use that building's facilities.
- 2 The entry is not in compliance with ADA. A lever handle is needed at minimum.
- 3 This structure lends itself to becoming extra storage, which the Enology and Viticulture Center needs.
- 4 The function of this facility should be located closer to the ball fields.

requested improvements

- 1 Relocate nearer to the ball fields.





acknowl-
edgement

This Facility Master Plan is a living document and is representative of the needs and expectations at the time it was prepared. It endeavors to be accurate and concise in assessments, while providing practical and visionary direction for the future of Walla Walla Community College.

WWCC's Facility Master Plan has been developed with input and recommendations from the following list of individuals. These participants have been, and will continue to be, an influential part of the success of Walla Walla Community College. Their involvement in providing vital information, and insight into the history and purpose of the College, as well as the vision for the future, fostered an open atmosphere for creative planning.

Board of Trustees:

Roland Schirman (Chair)
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Marleen Ramsey, V.P. Instruction
Jose da Silva, V.P. Student Services
Doug Bayne, V.P. of Advancement
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Brent Hinshaw, Graphic Designer Supervisor, Graphics Department
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Helpful advice and comments were provided by the following administrators, teachers, staff and students through a variety of meetings led by ALSC:

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Science and Tech Advisory Group:

Marleen Ramsey, V.P. Instruction
Richard Middleton-Kaplan, Dean of Arts and Sciences
Ruth Russo, Instructor, Chemistry
Keenan Failing, Instruction and Classroom Support Tech 4
Lori Loseth, Instructor, Science - Clarkston Campus
Davina Fogg, V.P. Financial & Administrative Services
Shane Loper, Director, Facilities & Capital

Student Recreation Center Advisory Group:

Jose da Silva, V.P. Student Services
Tim Toon, Director of Student Activities-Assistant Dean Arts & Sciences
Vince Ruzicka, Assistant Director of Student Activities
Jeffrey Reinland, Athletic Director/Men's Basketball Coach, Athletics
Davina Fogg, V.P. Financial & Administrative Services
Shane Loper, Director, Facilities & Capital

Center for Rural Entrepreneurship Advisory Group:

Derek Brandes, President
Davina Fogg, V.P. Financial & Administrative Services
Marleen Ramsey, V.P. Instruction
Jose da Silva, V.P. Student Services
Doug Bayne, V.P. of Advancement
Gerald Anhorn, Dean, Ag Science, Energy & Water Management
Jessica Gilmore, Dean of Business, Entrepreneurial Programs & Extended Learning
Dave Stockdale, Director of the Water & Environmental Center
Shane Loper, Director, Facilities & Capital

Assistance and expertise was provided by the following:

City of Walla Walla Planning Dept.: Jon Maland

appendix



wallawalla

Several meetings were scheduled for stakeholder input with students, ASB Leadership, Staff & Faculty, Student Recreation Center advisory group, Science & Tech advisory group and Student Housing advisory group. The following pages document those meetings. A summary is provided at the beginning followed by meeting minutes that record the details.



appendix

general campus things we heard

1. Campus Entry

- Improve campus signage at main entry
- Provide signage at east entry points
- Tausick Way should be main campus entry
- Traffic flow needs to be studied/improved
- Beautification/landscaping of all entries desired

2. Campus Open Space

- Prefer landscaping to be consistent across campus. Consider xeriscaping & less turf
- Openness of campus preferred. A rural campus feel is desired & perceived as inviting over an urban campus feel
- Titus Creek area is a nice amenity and should be preserved and perhaps made more accessible
- Receives a lot of compliments
- Titus Creek Cafe' outdoor space improved and perhaps provide shade structure
- Address homeless issue in this area
- Berms at Main Building D not used as designed. Consider new function
- All of field area is used by Athletics; pre-serve

3. Roads/Pathways

- New campus loop is desired
- Safe pedestrian pathways are desired throughout campus; connect perimeter buildings on campus
- Improve access to Water Center and Work Force Programs
- Central pathway/quad desired
- Provide bike/golf cart pathways & bike lockers
- Consider a dedicated industrial entrance to

campus or improve access to Work Force area for heavy equipment & maneuvering trucks

4. Parking

- Fan shaped parking lot is not sacred
- Need clear, safe route through main parking lot
- Free parking is desired
- Move parking to perimeter and infill central parking lot with buildings and green space
- Improve parking by Welding Building
- Consider signage in parking lots to easier identify where one parked their car
- Don't reduce amount of parking
- Student Housing within walking distance may help relieve parking need

5. Accessibility (ADA)

- Provide/improve accessible routes between buildings
- Improve accessibility with Main Building D

6. General comments

- Improve signage within buildings; hard to navigate and find services
- Consider moving play fields across Tausick Way for building sites
- Consider not blocking the dome with a building; iconic
- Consider not locating buildings behind Main Building D; don't disturb riparian area
- The Gilbert Building is too far disconnected from the campus; poor pedestrian access
- Provide maintenance shop more central to campus
- Building Design
 - a. More flare/contemporary for

science & tech things we heard

- recruiting and attracting students
 - b. Create architecture that is inviting and institutional
 - Consider student centric Guiding Principles
 - Workforce area lacks sense of community and student breakout space
 - Keep the China Pavilion; highlight history
 - Student to Admin interaction that is currently being achieved is preferred
 - Not enough offices or storage
 - Keep student services in one location; prefer the one-stop shop model
1. Consider Biology and Chemistry in new building. Physics, Geology, Astronomy in the existing Main Building D
 2. Stock Room serves Biology and Chemistry predominantly. There will be some items required by Physical Sciences.
 - Currently all deliveries are distributed through the main campus receiving in the basement of Main Building D.
 - Keenan does deliver items to the Tech Center and Water Center currently using his own vehicle.
 3. The Science Program has four primary connections to other programs on campus listed below.
 - Workforce Students (Enology & Viticulture, EST, Ag Sci, Pre-Nursing)
 - Transfer Students - Life Science, Vet program, etc.
 - Math
 - General transfer programs
 4. Is visibility important to the program?
 - There are differing opinions on this question. One opinion is to be very visible to all students and showcase it to all of campus. Another is that the program should be tucked away from main campus traffic in order to restrict access to labs for safety and keep people out of the storage areas so costly items don't disappear.

student housing things we heard

1. Goal
 - Provide affordable housing for students (controlled rate)
 - Build a housing option to ensure that current enrollment numbers don't decrease and potentially increase.
2. A market analysis will be performed soon.
 - An RFP is being developed to select a consultant
3. Traditional Dorm vs Student Apartments. Unclear which exactly is appropriate.
 - Options discussed
 - a. 4 bed, 2 bath, with common space
 - b. 2 students per room with Common Toilet/Shower Room/Study Lounge/ etc
4. Anticipated to house 120 students in the first phase with capacity of 300-400 in the future
 - Walla Walla Zoning Code - Provide 2 parking spaces per unit
5. Student groups expected to use facility (but not limited to)
 - Student athletes
 - John Deere program
 - E&V program
 - Ag program
 - International students
 - Perhaps local students looking for a college experience.
6. Family housing was discussed as an option and may want to be located on a separate site from traditional student housing.
7. Housing on campus is not preferred
 - Management/maintenance by WWCC may be costly and undesired
 - WWCC may not want/able to provide a food service option
 - Increased costs/risk associated with building on the WWCC campus.

student rec center things we heard

1. Students want to be near or adjacent to the Student Activities Center (SAC) in Main Building D.
2. Athletics would like for the building to be located close to the Dietrich Activity Center (dome).
3. Adjacent/Close to parking for supervision and safety of students using the facility during evening hours and for access of emergency vehicles (ambulance).
4. Views of Mill Creek and connection to Mill Creek trail system are preferred.
5. Expansion of building should be considered when siting the new building on campus.
 - A 2nd basketball court is desired
6. It is preferred that the new recreation center be front and center, a showpiece, visible by all students to entice them to use it.
7. Anticipated operating hours
 - 7:00 am to 7:00 pm, Monday through Friday
 - Anticipate students using the facility predominantly before classes in the morning (7:00-8:30) or after classes in the afternoon (12:30-5:30).
8. Social gathering space should be considered to attract all types of student use.

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes
 Questions
 January 18 and January 30, 2017
 By: Jeff Warner

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Those Present
 See Attached

Representing

The following comments came from students and staff who visited the Master Plan display in Titus Creek Café during the noon hour of January 18th and January 30th, 2017.

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

- I. Question 1 – What one thing do you think would make the WWCC Campus better?
 - Traffic light at entry – backed up going in and out
 - Larger pathways and more physically challenged access into the different buildings
 - Replace the arched bridges with flat ones so that they are more handicap accessible
 - Make it easier to find parking in the morning
 - Get rid of main parking lot; move parking to perimeter of parking garage; use open space for new buildings, renewable energy, and green space / water management
 - Parking near Main Building
 - Improve accessibility via infrastructure; i.e., door jams, curbs, cracked sidewalks, wheelchair access to the dome, plowing snow from the handicap spots, etc.
 - The parking lot by the Welding Building sucks
 - Please consider numbering the rows in parking lot for benefit of absent-minded professors trying to find their cars
 - More handicapped parking and more walking paths
 - Walking paths
 - Key card entrance to Gym
 - More access to the Gym – Gym is for everyone
 - A place where we can go and work out between hours; I know there kind of is one but the hours don't work with my class hours
 - Access to the Dance Room to practice alone (shy person)
 - Exercise facility with pool available to faculty
 - Better Gym
 - Rec Center off of southwest corner of Main Building
 - Expand Main Building to south using existing Utility Tunnel
 - Student Rec Center located by water center
 - Veteran's Center in a more usable place; please for the love of everything, don't allow anything but service animals
 - Bigger S.A.C.
 - Locate daycare in back by water center

Action Item

- Craik Building programs are isolated; better signage and advertising
- Make the area above the knee a Learning Commons; tying in the Library, the Tutor Center, and the Computer Lab
- Spruce up the classrooms (especially in Building D); get rid of carpet walls, add color / paint walls, new furnishings – tables and chairs (like room 103 for example)
- Want daylight in classrooms
- Main entrance is unattractive
- A hacker / maker space would be cool for creative makers
- Wider stairways for two larger people carrying bags
- More Art
- Make School / ASB events more known
- Nurse's Office for when we feel sick?
- A health office or a place to nap / lie down (in the reduced light) when students have headaches
 - I second that!!! Please, it's a necessity
 - This ...
- A health office
- More bathrooms in Main Building
- Bathrooms are really weird and have bad placement; urinals are too crowded
- Women's bathrooms
- Cheaper, healthy food
- More vegetarian options in the cafeteria
- Fewer fried options in café; more healthy options
 - Agree
 - This ...
 - And This...
 - Yes!!
- Cleaner drinking fountains
- Diet Monsters in the vending machines, please ☺
- Reliable Wi-Fi everywhere
- A second ATM
- COLOR! The stained cement on the outside does not make for great curb appeal
- Smoke area back
- Grassy mounds in front are strange
- Seating outside in warm weather
- Classroom PETS! ☺
- No smoking policy
- An advisor just for Honors
- The Campus not being desolate after 2:00pm

Action Item

III. Question 2 – What do you like about the WWCC Campus that should not be changed?

- Everything!
- The China Pav
- The China Pavilion
- Trio Program; they are an amazing team and help me so much. They've never let me down. Also all the teachers, they are amazing!!
- Trio
- Trio Program
- The creek kicks ass!!
- Landscaping; especially on the south along the small creek all the way to Mill Creek
- I love the green, natural areas
- Trees in the WEC are wonderful in the Fall! Good thinking!
- No smoking policy ☺
- What no smoking policy?!
- Cut academic classrooms but no replacement?
- Have funds through student class money using projects like pizza parties, car washes, art sales and other surplus sales. The project sounds like it's very convenient for future access to all students.
- Taking their time to do this.

IV. Question 3 – Are there other questions or comments you would like to share about the update to the Facilities Master Plan project?

- Student housing – on Campus preferred
- Trying to find parking more convenient, parking is too far away
- Where will the Computer Lab be located? Open to all students
- Where are the new academic classrooms? See no new building dedicated or space but do see where space is cut!
- More landscaping
- Better Wi-fi!
- Don't see how the steppable ground cover shown in picture with car would work during winter. Unable to plow parking lot if lots of snow (unless you're planning on putting piping below to pump hot air there); Would like to see an outline of where our land boundaries are on the overhead view from the air; a bit confusing to me

If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

JJW:tmb:2016-053

Distribution: Davina Fogg
Shane Loper
Jeff Gonzalez
JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Staff / Faculty Presentation
 January 19, 2017
 Report No.
 By: Indy Dehal

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Those Present
 See Attached

Representing

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

- I. Greening overall Campus
 - A. Low water use / xeriscape. Perhaps integrates into curriculum at WWCC.
 - B. Turf alternatives – consider removing areas of turf with landscaping to reduce water consumption.
 - C. Water center demonstration garden.
 - D. Find balance of turf and xeriscape
 - E. Landscape assessment of Campus may be beneficial to WWCC.
- II. Main Entry
 - A. Current sign too small.
 - B. Gateway.
 - C. Performing Arts – no signage now.
- III. Better signage within buildings and Campus
- IV. Science and Technology Building
 - A. Visible – architecture character that calls attention to program.
 - B. Consider locating north of or south of current technology building.
- V. Flexible designs accepting of future growth / change
 - A. 5 minute walk? People aren't willing to walk this far? Used to driving up to the buildings now.

Action Item

- B. Staff – have difficulty getting out of offices, collaborating across curriculum, or switching classroom.
 - 1. Design reasons to walk to perimeter of Campus.
 - a. Limit might be current design – lack of safe walk path.
 - 2. Gilbert Building too isolated.
- VI. Recreation Center
 - A. Consider tennis courts site – appreciate a building made for students, visibility is important.
- VII. Housing
 - A. Place on soccer fields? Connection to recreation center
 - B. Culinary / Cosmetology connection?
 - C. This could ruin first impression? Nice sightline / identity

If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

ID:tmb:2016-053

Distribution: Davina Fogg
 Shane Loper
 Jeff Gonzalez
 JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Steering Committee
 January 19, 2017
 Report No.
 By: Indy Dehal

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Those Present Representing
 See Attached

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

- | <u>Action</u> | <u>Item</u> |
|---------------|---|
| I. | Safety |
| A. | Keep car traffic slow. |
| II. | Entry along Tausick – congestion (35 mph) |
| A. | Community appreciates entry at Isaacs. |
| B. | Traffic circle (Tausick)? |
| C. | One way into Campus? |
| III. | Parking Count (Current and MP) – in order to compare stalls required |
| IV. | Guiding Principles |
| A. | Fan shape parking - up for discussion, not sacred. |
| 1. | Existing is unsafe. |
| B. | Berms at main building – not used as amphitheater. Transition between parking / building. |
| C. | Homeless issue at Mill Creek, behind Main Building D. |
| D. | Creek area is beautiful; gets compliments by visitors. |
| E. | Mix of program offerings – don't see a lot of change over the next 20 years. |
| 1. | Baccalaureate emphasis. |

- | <u>Action</u> | <u>Item</u> |
|---------------|---|
| F. | Main Building D |
| 1. | Upgrade acoustics |
| 2. | Look at big picture use in the future |
| 3. | Students want refresh |
| 4. | Basement – not an ideal work environment |
| G. | Administrative Building – new? |
| 1. | Co-locate student services with recreation building? |
| 2. | In order to keep students at center |
| H. | Sense of community / central focus of main building. |
| V. | Comments: |
| • | Work force – lacks sense of community. Landscape improvements desired. |
| ▪ | Do not change look of Campus |
| ▪ | Like China Pavilion – don't replace? History – share with community |
| ▪ | All entries – beautify. Golf – ugly since program is no longer using this area |
| ▪ | Landscape – all Campus to be cohesive |
| ▪ | Central walkway – would like one |
| ▪ | Prefer all Admin in main building |
| ▪ | Café outdoor space – could be more inviting and used more; needs shade |
| ▪ | Spacious Campus – preferred; inviting; beautiful |
| ▪ | Gilbert Building – does not feel part of Campus |
| ▪ | Student / Admin interaction now preferred |
| ▪ | One-stop shop model – Admission / Registration / Finance |
| ▪ | Gilbert Building on perimeter – too far from center, more concentrated? Intentional effort to connect with students |
| ▪ | More complete picture of workforce area |
| ▪ | Better sidewalks / pathway connection to perimeter buildings |
| ▪ | Campus acquisitions will make Campus bigger |
| ▪ | Like the 5 minute walk – not bad |
| ▪ | One-stop shop |
| ▪ | Like the Campus loop modification! |
| ▪ | Add building pads along campus loop |
| ▪ | Like openness of Campus – rural; not WSU |
| ▪ | Lack of transit available for students |
| ▪ | Need pathways through parking lot / safety |
| ▪ | Like openness of Campus |
| ▪ | Improve traffic flow / entry sequence |
| ▪ | Students get lost / better signage |
| ▪ | Like openness of Campus – see out |
| ▪ | Parking lot distributed / easier to maintain |
| ▪ | Lack of storage in buildings – container storage is required now |
| ▪ | Not enough offices / out of balance? |
| ▪ | Lack of funding! |

Action Item

- Consider student centric principles
- Like sense of community / people
- Hard to navigate – find services
- Workforce area – segregated
- Like Titus Creek area – make an accessible amenity
- Shop closer to facilities they are serving – not efficient
- Bike path / lockers? Work with auto circulation
- Golf cart pathways
- Buildings – more flare / contemporary for recruiting and attracting students
 - Disparate architecture character across Campus
 - Not institutional / inviting

If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

ID:tmb:2016-053

Distribution: Davina Fogg
 Shane Loper
 Jeff Gonzalez
 JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Student Recreation Center
 January 19, 2017
 Report No.
 By: Indy Dehal

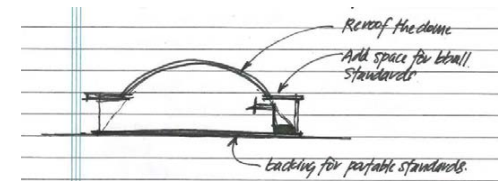
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Tim Toon	WWCC
Vince Ruzicka	WWCC
Jose da Silva	WWCC
Davina Fogg	WWCC
Shane Loper	WWCC
Jeff Gonzalez	DES/Eng. & Arch Services
Jeff Warner	ALSC Architects
Indy Dehal	ALSC Architects

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

- | Action | Item |
|--------|---|
| I. | The goal of this meeting is to collect as much information as possible to help site possible locations for the Student Recreation Center to support the WWCC campus and report our findings to the Steering Committee for review/comment. |
| II. | Student Recreation Center Building Criteria (for locating building on campus) <ul style="list-style-type: none"> A. Students want to be near or adjacent to the Student Activities Center (SAC) in Main Building D. B. Athletics would like for the building to be located close to the Dietrich Activity Center (dome). C. Adjacent/Close to parking for supervision/safety of students using the facility during evening hours and for access of emergency vehicles (ambulance). D. Views of Mill Creek and connection to Mill Creek trail system are preferred. E. Expansion of building should be considered when siting the new building on campus. |
| III. | Possible building locations were discussed. A drawing is attached for reference. <ul style="list-style-type: none"> A. Site 1, 4, 5 & 6 – Preferred locations due to meeting the criteria set above. |

- | Action | Item |
|--------|--|
| B. | Site 2 could be a viable site, although it violates one the Master Plan Guiding Principles. |
| C. | Site 3 is not preferred due to its location behind the dome and the cost associated with creating an access road and parking to serve the facility. |
| IV. | Programmatic discussion. <ul style="list-style-type: none"> A. Anticipated operating hours <ul style="list-style-type: none"> 1. 7:00 am to 7:00 pm, Monday through Friday. 2. Anticipate students using the facility predominantly before classes in the morning (7:00-8:30) or after classes in the afternoon (12:30-5:30). B. Intramurals will use the facility. C. Social gathering space should be considered to attract all types of student use D. An additional full size (84x50) basketball court is desired. E. The gym volume is desired to support Volleyball that meets NCAA requirements. 35' to 42' to bottom of structure was mentioned as the requirement. F. Dietrich Activity Center needs: <ul style="list-style-type: none"> 1. Roofing system currently leaks or may be condensing on the interior and "raining" on the court. 2. Wood flooring needs to be replaced due to roof leaks and lack of support for rolling basketball standards around on court. Existing wood flooring can't be sanded anymore. 3. Bleachers need to be replaced. Seating capacity is around 3,000. 4. The basketball court is not long enough to accommodate the basketball standard on an 84x50 basketball court. See sketch below for possible solution to consider: |



Action Item



If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

ID:2016-053

Distribution: Davina Fogg
Shane Loper
Jeff Gonzalez
JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – ASB Leadership
 January 19, 2017
 Report No.
 By: Indy Dehal

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Those Present

Anna Winnett
 Beth Meyer
 Jeff Schwarz
 Zach Rice
 Brittany Zuercher
 Tim Toon
 Vince Ruzicka
 Shane Loper
 Jeff Gonzalez
 Jeff Warner
 Indy Dehal

Representing

WWCC Student (ASB VP of Activities)
 WWCC Student (ASB President)
 WWCC Student (ASB Executive VP)
 WWCC Student (ASB Business VP)
 WWCC Student (ASB Media & Technology)
 WWCC
 WWCC
 WWCC
 DES/Eng. & Arch Services
 ALSC Architects
 ALSC Architects

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

- I. The goal of this meeting is to review the 2014 Guiding Principles for review with the student leadership group and collect as much information as possible to help site possible locations for Student Housing and Student Recreation Center to support the WWCC campus and report our findings to the Steering Committee for review/comment.
- II. ALSC reviewed the Guiding Principles from the 2014 Facilities Master Plan. Below are some comments:
 - A. Parking
 1. Like the sidewalks in the parking lot for safety.
 2. Parking along edges of campus is not always full.
 3. Like the Campus Loop Drive with distributed parking lots.
 - B. Entry
 1. Need better signage at entry points to campus along Isaacs Ave. There is a perception that visitors and students are not aware of other entry points.
 2. Consider a controlled left turn signal light at intersection of Tausick Way and Isaacs Ave.
 3. Consider a traffic circle at Tausick Way Main Entry.
 - C. Student services in Main Building D make sense where they are located now. If there is an opportunity to connect to the new Student Recreation Center, it could create a hub for all student activity.

ActionItem

- D. The group agrees with all Guiding Principles, especially greening overall campus since there is a disparity now.
 - E. Consider not blocking the dome by locating a new building in front of it; it is iconic.
 - F. Consider not locating buildings behind Main Building D and disturb the riparian restoration or "hiding" a building like the Water Center currently is.
- III. Student Recreation Center Building Criteria
- A. Critical relationships on campus:
 1. Student Recreation Center in close proximity to the Student Activities Center (SAC) in Main Building D.
 - a. The SAC is conveniently located close to a major hub of classrooms and gets used quite heavily by students now.
 2. Views of Titus Creek are preferred.
 3. It is preferred that the new recreation center be front and center, a showpiece, visible by all students to entice them to use it.
- IV. Student Housing location criteria
- A. Locating Student Housing across Mill Creek would be "really cool". It is a nice amenity for the campus and would serve as nice to environment to walk through to campus.
 1. A 5-minute walk to campus from housing is preferred.
 - B. Student Housing should be located such that it encourages walking to campus but also allows for the option to drive in case of inclement weather.
 - C. If locating student housing to the west, it was seen as an opportunity to "clean up" and beautify this end of campus.
 - D. It would be nice to locate Student Housing near the Student Recreation Center to encourage an active lifestyle.

If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

ID:2016-053

Distribution: Davina Fogg
 Shane Loper
 Jeff Gonzalez
 JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Facilities & Infrastructure
 January 31, 2017
 Report No.
 By: Indy Dehal

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 Kelby Kilgore
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 Shane Loper
 Jeff Gonzalez
 Jeff Warner
 Indy Dehal

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 WWCC
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 WWCC
 WWCC
 WWCC
 DES/Eng. & Arch Services
 ALSC Architects
 ALSC Architects

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

- I. The goal of this meeting is to collect as much information regarding infrastructure on campus to help inform the update to the 2017 WWCC Facilities Master Plan and to site buildings for the new Science & Technology Building, Student Recreation Center and Student Housing to support the WWCC campus.
- II. The group began by sketching major utility infrastructure onto City of Walla Walla utility maps. The sketches are attached for reference. Below are a few notes for reference.
 - A. Fiber/Phone Line (Orange)
 1. Main fiber line for campus from Isaacs Ave to Nursing Building .
 2. Main phone from Tausick Way; 500 pair of phone lines.
 3. 500 pair of phone lines in Main Building D in the basement.
 - B. Power (Red)
 1. Main power feeder to campus from Isaacs Ave near the east entry running along the bus drop off/delivery ramp. This would be a very costly building location (as shown in the 2014 Master Plan).
 2. There are seventeen total meters on campus.
 3. Solar panels are shown on the map. They track along with the sun.

Action Item

- C. Natural Gas (Blue)
 1. Cascade Natural Gas is the service provider. They pull main gas line to meter. WWCC is unsure of the exact pathway to the meter.
 2. Blue dots on the map are natural gas meter locations.
- D. Chilled/Hot Water (Orange/HW or Light Blue/CW)
- III. Since we had limited amount of time for our meeting, we concentrated on discussing anticipated work on a few buildings in the center of campus. Shane will markup the 2014 Master Plan Inventory to delete any upgrades that have already occurred to each building and list potential repairs/upgrades anticipated in the future.
 - A. Main Building (Building D)
 1. Circulation pumps are being replaced for chilled water.
 2. Replacing AHU's currently; not VAV boxes. They anticipate replacing VAV boxes as renovations occur within the building.
 3. Roofing was replaced sometime between 2010-2014. There is one small section that was not replaced since it was in good condition.
 4. Boilers are brand new (2014). It was noted that 2 boilers are not sufficient when the weather gets too cold.
 5. Windows have been getting replaced as needed (old/deteriorated).
 6. EIFS is in bad condition (cracking, holes, backer rod/sealant failing, etc.).
 7. Structurally the building is in decent condition, despite the sagging that is visible (no concern of failure as noted by Structural Engineer in a previous report). There are level changes/sloped floors that pose accessibility challenges.
 8. Power
 - a. Power is adequate serving the building for today's current needs. The main service feeder does need to be replaced and is anticipated in the coming year.
 - b. Switch gear serviced recently – tighten lugs, greased, etc.
 9. Due to shallow water table, pumps are required in the basement. One of the pumps replaced in 2013 or 2014.
 10. In general:
 - a. There is a lack of Storage Space and Offices within the building.
 - b. Acute angles are odd for classroom layouts. These angles also contribute to people getting lost in the building.
 - c. Acoustics are bad due to an open plenum system and demising walls not extending above the acoustical ceiling to the bottom of structure. WWCC anticipates renovating spaces to address this issue.
 - B. China Pavilion (Building G)
 1. It is anticipated that this building is going to be removed in the near future. Roofing needs replacement.
 2. Fire Sprinkler needs to be added.
 3. There are AHU/HVAC upgrades required.

Action Item

- C. Professional Technical Building (Building J)
 - 1. The welding area requires upgrades to bring it up to modern design. The way the exhaust system is design currently is that all booths turn on all at once instead of by zone or individual booth. Current design consumes a lot of energy.
 - 2. There is a desire to connect Welding to Auto Body for shared use of hoods, storage, etc.

If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

ID:2016-053

Distribution: Davina Fogg
Shane Loper
Jeff Gonzalez
JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Student Housing
 January 30, 2017
 Report No.
 By: Indy Dehal

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Those Present

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 Jessica Cook
 Derek Brandes
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 Shane Loper
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Representing

WWCC Foundation
 WWCC Foundation
 WWCC
 WWCC
 WWCC
 DES/Eng. & Arch Services
 ALSC Architects
 ALSC Architects

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

- I. The goal of this meeting is to collect as much information as possible to help site possible locations for Student Housing to support the WWCC campus and report our findings to the Steering Committee for review/comment.
- II. Programmatic Discussion
- A. A market/student analysis will be performed soon. An RFP is being developed to select a consultant to perform the analysis. Many of the questions asked by ALSC could not be clearly answered and may change due to analysis.
- B. Traditional Dorm vs Student Apartments - unclear which exactly is appropriate. Different options were discussed, anticipating that the market study should provide guidance in this discussion:
1. 4 bed, 2 bath, with common space.
 2. 2 students per room with Common Toilet/Shower Room/Study Lounge/etc.
- C. It is anticipated to house 120 students in the first phase with capacity of 300-400 in the future.
- D. The goal is for housing to be affordable for students (controlled rate) and to build a housing option to ensure that current enrollment numbers don't decrease and potentially increase.

Action Item

- E. Student groups expected to use facility (but not limited to) are student athletes, John Deere program, E&V program, Ag program, International students and perhaps local students looking for a college experience.
1. Family housing was discussed as an option and may want to be located on a separate site from traditional student housing.
- F. Housing on campus is not preferred due to several factors such as management/maintenance by WWCC may be costly, WWCC may not want/able to provide a food service option and increase costs associated with building on the WWCC campus.
- III. Properties considered by WWCC Foundation (see drawing attached).
- A. 10 acres West of the Water Center (labeled M on the Master Plan) is being considered due to proximity to campus proper.
1. There is currently no infrastructure available to this site. There will be cost associated if site is considered.
 2. There is currently an easement if a road to connect to Isaacs Ave is considered in the future.
- B. Property East of the Gilbert Building
1. Property being considered since it is up for sale.
 2. The property with the cell tower is not included in purchase but may be negotiable.
 3. Existing curb cuts are appealing for culinary program/food truck.
 4. Close proximity to infrastructure – utilities are in Isaacs Ave.
 5. May not be large enough for housing and parking requirements.
- C. Property South of Main Building D across Mill Creek
1. Nice proximity to campus.
 2. Accessible by footbridge across Mill Creek
- D. Property Northeast of Mill Creek Sports Complex

Action Item



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ID:2016-053

Distribution: Davina Fogg
Shane Loper
Jeff Gonzalez
JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Science & Tech
 January 30, 2017
 Report No.
 By: Indy Dehal

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 Marleen Ramsey
 Richard Middleton-Kaplan
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 Jeff Gonzalez
 Jeff Warner
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Representing

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 WWCC
 WWCC
 WWCC
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 WWCC
 WWCC
 DES/Eng. & Arch Services
 ALSC Architects
 ALSC Architects

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

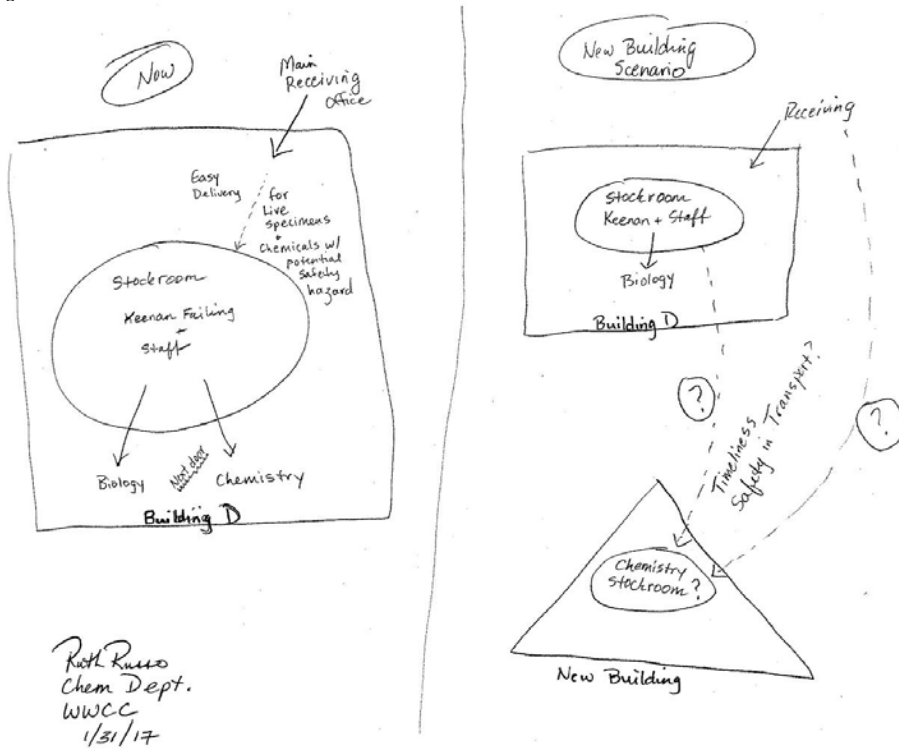
- I. The goal of this meeting is to collect as much information as possible to help site possible locations for a new Science and Tech Center to support the WWCC campus and report our findings to the Steering Committee for review/comment.
- II. ALSC reviewed the Guiding Principles from the 2014 Facilities Master Plan. Below are some comments:
 - A. Like the sidewalks in the parking lot for safety.
 - B. Need better signage at entry points to campus along Isaacs Ave.
- III. Science and Tech Building Criteria (for locating building on campus)
 - A. Critical relationships on campus:
 1. Apprehensive about splitting Biology and Chemistry from one another. Consider moving Biology and Chemistry into new building and keep the Physical Sciences (Physics, Geology and Astronomy) in Main Building D.
 2. Stock Room serves Biology and Chemistry predominantly. There will be some items required by Physical Sciences.
 - a. Currently all deliveries are distributed through the main campus receiving in the basement of Main Building D.
 - b. Keenan does deliver items to the Tech Center and Water Center currently using his own vehicle.

Action Item

3. The Science Program has four primary connections to other programs on campus listed below. One of our conclusions from this discussion is that since there is such a diversity of programs connected to Science, perhaps the new building would want to be located in the center of campus, in the main parking lot.
 - a. Workforce Students (Enology & Viticulture, EST, Ag Sci, Pre-Nursing)
 - b. Transfer Students - Life Science, Veterinarians, etc.
 - c. Math
 - d. General transfer programs
 4. Is visibility important to the program?
 5. There are differing opinions on this question. One opinion is to be very visible to all students and showcase it to all of campus. Another is that the program should be tucked away from main campus traffic in order to restrict access to labs for safety and keep people out of the storage areas so costly items don't disappear.
 - a. ALSC believes that both opinions can be achieved with proper planning and design.
- IV. Performing Arts Center.
- A. Currently the new building is not functional due to a few reasons stated below. Kevin Loomer has a document describing the deficiencies in greater length/detail and will forward to WWCC Administration for review.
 1. The fly loft does not function as intended due to conflicts with Chilled/Hot Water piping installed.
 2. The rake of the seating in relationship to the stage is not desirable for a performance.
 3. Due to the facility being multi-purpose for lectures and a theater, there is concern expressed by Kevin that it can't be a working/teaching space for performances that the space can get "dirty" or altered.

Action Item

Drawing from Ruth Russo:



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ID:2016-053

Distribution: Davina Fogg
Shane Loper
Jeff Gonzalez
JJW/ID/File

Project No.: 2016-053
 Project Name: Campus Master Plan Update
 Walla Walla Community College
 Subject: Meeting Minutes – Steering Committee
 February 27, 2017
 Report No.
 By: Indy Dehal

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Those Present
 See Attached

Representing

This report is not intended to provide a transcript of proceedings, but rather to record the general content of the discussion that took place.

Action Item

- I. This meeting was intended to review a summary of Stakeholder Input with the Steering Committee. ALSC lead stakeholder meetings with students, faculty, and groups associated with Student Housing, Student Recreation Center and Science Tech Center January 18-19, 2017 and January 30-31, 2017. The "raw data" collected was sent to all on the committee via email in the form of meeting minutes. The presentation is attached at the end for reference.
- II. Summary of General Campus Plan
 - A. Stakeholder input was reviewed with all
 - B. Discussion
 1. Homeless issue
 - a. There was much discussion whether or not this is an isolated event or something that occurs often enough to be a threat to safety.
 - b. There have been four incidents this past year.
 - c. Two to three students have been noted as homeless and are living on campus. The Water Center
 2. Parking
 - a. Pregnancy or expected mother's parking has been requested by some students due to the amount of books they have to carry
 - b. There was a request for motorcycle parking spots on campus. It was noted that the Technology Center have a couple of people wanting stalls.
 - c. Parking on campus was maxed out and beyond capacity when the FTE count reached 3,800. Cars were parked as far away as Tausick Way
 3. Berm/green space north of Main Building D
 - a. It was suggested to redesign this area for a better entry experience to Main Building D.

Action Item

- b. A concern to be aware of is that the berms do block the view of the parking lot from the lower floor windows and also masks the industrial/uninviting look of the building.
- c. Student activities are planned out in this space when the weather is nice. A covered area may allow this to be used more during the rest of the year.
- d. It was requested to make this area a better asset for campus
4. Campus loop
 - a. All agree that the campus loop is desired. The issue is how to fund it. ALSC is planning revise and simplify the loop so that it can be accomplished
 - b. A bridge may need to be added to replace the culvert/road crossing Titus Creek (that leads to the Water Center/Workforce) if campus loop is developed as shown in the 2014 Facilities Master Plan. One way of funding this upgrade is apply for grants to restore the stream/riparian area and remove the fish barriers that exist.
5. Add student centric Guiding Principle to 2017 Facilities Master Plan
 - a. WWCC campus and buildings should be welcoming and inviting to all students, providing a variety of spaces that enhance their learning experience.
- III. Summary of Student Housing Meeting
 - A. Item #5 – add Applied Baccalaureate students may be candidates desiring to live in student housing
 - B. Item #7 – Add liability and risk
 - C. Federal regulations regarding comfort animals – will WWCC have to adhere to this guideline? Doug Bayne will research.
 - D. Facilities Master Plan building locations
 1. Add building location E across Tausick Way, east of building location D.
 2. A question was raised about a possible location adjacent to the Craik Building. This was considered by the group on Jan. 30 however it did not meet the criteria of being a walkable location.
 3. Add building location F on the Port of Walla Walla wheat field, east of the airport runway.
- IV. Summary of Science and Tech Building Meeting
 - A. Add Item #5 – Facility to be large enough for entire Science Program
 - B. Facilities Master Plan building locations
 1. Site D is not preferred and does not meet the criteria
 2. Site B should be moved north in the parking lot to mirror Site C
- V. Summary of Student Recreation Center Meeting
 - A. Update operating hours listed as follows:

Action Item

1. 7:00 am – 9:00 pm
 2. 5:30-6:45 – Closed for workouts for Athletic Program
- B. Three sports occur during the same season. To help alleviate the pressure on existing facilities, there is discussion about providing an additional basketball court in the Rec Center.
- C. Issues that were unclear and require resolution
1. There is a request for two weight facilities – one for students in the Rec Center and one for Athletes in the dome.
 2. Are classes such as PE going to take place in the Rec Center?
 3. Does the Student Activities Center stay in Main Building D or does it move into the new Rec Center?
 4. Student Union Building?
- D. Facilities Master Plan building locations
1. Locations A, B, C, D, E were not preferred.
 2. Three building locations should be added. One location in the middle section of the fan shaped parking lot, south of Campus Loop and one location opposite of this, north of Campus Loop. The third location should be shown north of the Tech Center and south of Isaacs Ave.

If you have any additions or corrections to these minutes, please bring them to the attention of the editor within two weeks of the date of this meeting.

ID:2016-053

Distribution: Davina Fogg
Shane Loper
Jeff Gonzalez
JJW/ID/File

transportation demand management (tdm) strategy

Category	Strategy	Summary	Target Population
Land Use	On-Campus Amenities	Provide additional retail and services on campus to allow students to meet more of their needs without a car.	All campus
Other Incentives	Sustainable Transportation Incentive Program	Incentivize staff to commute a certain percentage of their trips by a non-single-occupancy vehicle (transit, carpool, walking, biking, etc.).	Staff and faculty
Other Incentives	Student Incentives	Incentivize students to forgo a parking permit through weekly, monthly, or semester drawing for prizes, through direct payments, or through other incentives (e.g., bikes, running shoes, transit passes, etc.).	Students
Other Incentives	Guaranteed/Emergency Ride Home Program	Offer members of a commuter club a risk-free way to get home in an emergency if they are on campus without a car, by reimbursing the cost of a taxi ride.	Staff and faculty
Other Incentives	Ridematching Service	Offer a carpool matching service, generally provided by a third-party.	All campus
Other Incentives	Car Share Relocation and Expansion	Offer free or discounted membership to carsharing service.	All campus
Other Incentives	Rental Car Vouchers	Provide rental car discounts or vouchers to people who forgo a parking pass.	All campus
Other Incentives	Commute Buddy Program	Provide new alternative commuters with a buddy who is experienced at the mode of alternative commuting. Incentivize participation through gift cards or cash.	All campus

Category	Strategy	Summary	Target Population
Parking	Distance-Based Pricing	Differentiate the cost of a parking permit by distance from campus - permits for farther lots are cheaper, and permits for more convenient lots are more expensive.	All campus
Parking	Carpool Pricing/Allocation	Allocate the most convenient parking spaces for carpools. Charge less for carpool permits. Establish certain parking lots as "carpool only" on red-air days.	All campus
Bicycling	Increased Bicycle Access to Campus	Develop a safe, well-marked network of bike facilities on campus, including bike lanes, off-street paths, and bike parking facilities.	All campus
Bicycling	Bikeshare	Develop a membership-based bikeshare program to facilitate short trips around campus. Tech-enabled options or low-tech options through a staffed bike check-out facility like.	All campus
Bicycling	Secure Bicycle Storage	Install bike lockers where people can leave their own bicycle securely on campus.	All campus
Bicycling	Bike Center	Build a space which includes showers and a repair facility.	All campus
Transit	Vanpools	Implement vanpools to run from areas with a medium density of campus commuters.	All campus
Transit	Improve Bus Stops	Implement real-time bus arrival displays, provide seating and shaded areas, and ensure adequate ADA access.	All campus

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WWCC - 2008 PERFORMING ARTS PHASE-2 FUNDING REQUEST

Performing Arts Building Phase II

1. Executive Summary

1.1 Problem Statement: In the 2003-2005 biennium, Walla Walla Community College received funding to replace its Health Science Building and Performing Arts Buildings. After design was completed and land was acquired, this replacement project was constructed in 2006 and 2007.

During the time the building was being designed, construction costs increased approximately 15% per year. As a result, WWCC was unable to construct the back stage classroom and technical support space vital to a full-functioning theatre. \$3,165,000 of local, private and COP funding was added to the project so that the structure could be completed. Unfortunately, these generous funds were insufficient in lieu of rising costs and Phase II of the project had to be postponed. Phase II includes the following components all of which are essential to a college level theatre program:

- One classroom space for Acting courses and two faculty offices
- Scenery construction shop and set storage area
- Costume shop and storage area
- Additional light battens and theatre infrastructure (rigging, light and sound technology)

After the preliminary schematic design phase and initial cost estimating of the Health Science and Performing Arts project it was decided that the portion of the building that was to house the scenery construction shop and the costume shop would have to be postponed and constructed later as a phase II of the performing arts building.

The College is requesting a matching project to complete that work in the 2009-2011 biennium.

1.2 Proposed Solution: It is proposed that phase II of the performing arts building be constructed to provide additional space and features needed to make the theater instructional program complete. This includes adding 2,610 square feet of space and additional light battens in the house portion and theater equipment including scenery rigging, lighting instruments and controls, theater sound system, .

1.3 Programs Addressed: This project directly improves the WWCC Theatre Arts program; a program that includes a gamut of classes associated with theatre production including acting and performance courses, set construction, technical theatre support work and costuming. Indirectly, this project will mitigate the unmet need for additional classrooms and faculty offices in the academic transfer area. Moreover, completion of Phase II will bring the college community and the greater Walla Walla community together. Phase II can be a desirable and fully functioning space for music performances, cultural events, and other forms entertainment.

1.4 Probable Cost Summary: Estimated costs for this work \$1,500,000. Cost estimates have been reviewed by Integrus Architecture, the original design firm for the Health Science and Performing Arts project.

1.5 Project Schedule: Design work on this project would be in July of 2009. It is expected that the project could be bid early in the spring of 2010 and the construction completed by fall of 2010. Private fund raising will start immediately and be completed before the construction contract is awarded.

1.6 Funding: As a matching project, half of the cost would come from state capital funds and half would come from private funds raised by the Walla Walla Community College Foundation.

Scope and Project Description

Phase II of the Performing Arts building will include a scene shop work area, a costume shop and storage area, a wardrobe room, and areas for furniture and prop storage. It will also include the addition of light battens in the auditorium to allow more lighting angles for stage productions.

With the lack of afore mentioned shop, work and storage space, our new theatre is incomplete. Students and faculty must build sets and store costumes and equipment in the old China Theatre which is several hundred yards from the performance stage. Sets would have to be trucked across campus and costumes, furnishings and equipment stored off site. This addition **increases program access** by reducing down time for instruction during equipment moves and set design. Needless to say **program efficiency** depends on this addition which will house the complete program and support systems to compliment that program. **Students will be better served** by having the ability to design, create and build sets and scenery on the site of the performance rather than building off site and relocating and rebuilding on stage. Instruction time is therefore maximized and will ensure the ability to teach “technical theatre” a vital and growing aspect of performing arts. Student and faculty recruitment and retention are dependant upon providing a complete academic program. Our ability to provide a one stop shop for our performing arts community will greatly **enhance the space relationships** for our program.

Additionally, the new performing arts center is a jewel in the community. Without a proper shop and storage facility, and limited access to China Theatre, the performing arts community is at a severe disadvantage. This is the same community that supported and helped finance the Health Science Performing Arts Center from its conception. The local and regional arts community stepped forward with support and funds to help Walla Walla Community College serve the area better. They will again be willing to support this Phase II request to make the project whole.

Prior Planning

During 2003 significant planning efforts were undertaken to design a complete and fully functioning performing arts theater. Due to inflation the complete solution became too expensive to accomplish. The main structure of the theater was completed but the scene shop work area and costume shop areas were postponed.

This planning effort was truly a community effort. The initial project request clearly identified how the facilities master plan, strategic plan and institutional goals were used as landmarks for the request. The project objectives were to:

- Expand two year transfer degrees in all performing arts programs
- Expand the physical facilities for performing arts
- Increase visibility of the performing arts program in the Walla Walla region
- Expand the continuing education course options for the performing arts programs.

These objectives have not changed. This project will enhance the ability of the college to exceed the expectations of the entire region. Walla Walla Community College's commitment to the arts is stronger than ever.

Needs Analysis

In order for the performing arts theater to become the teaching and performing space that is needed to support the drama department several additions are required. This additional space **serves a critical need** by providing work and support space for a burgeoning program. Lack of resources should never stand in the way of the teaching and learning process. This addition completes the performing arts classroom which not only **enhances program delivery** but takes it into the next century.

Set preparation and materials storage is now provided in a facility that was built in the 1970's for a completely different use than it serves today. The China Theatre has served the college well but the limitations are numerous. The performing arts center addition being proposed will **improve the current space** and provide students with a higher level of education not to mention a safer and more accessible space to learn their creative craft.

Issues Analysis

Utility infrastructure is readily available. As a small addition to 36,000 square foot Health Science and Performing Arts building, water, sewer, and electricity can be served from the existing building sources. Natural gas and electricity is readily available for heating and cooling. Parking is adequate and no permitting issues are known. The connecting building is fully sprinkled and monitored for fire and life safety. The addition will be designed and built to use these and other resources. The building site is relatively flat and the addition will fit nicely in space provided with little demolition required.

The proposed life of the addition would be 50 years or greater the same as the larger building. The construction schedule from selection of a design team to final occupancy is anticipated to be about 16 months.

Sustainable construction practices will be utilized in the construction. Technically the addition is below the threshold that requires LEED certification, but sustainability will be emphasized and practiced in every reasonable way possible.

Site Feasibility

Adequate site is available and relatively flat. No required mitigation of neighborhood issues is expected. Adequate parking is readily available. This project will increase the need for parking very little. No permit or variance issues are anticipated. Other than handling storm water from the roof and the site, no environmental issues are expected. Storm water will be handled by engineered swales and drywells. No other environmental issues are anticipated.

Space Utilization

The new space will be used for Theater classes, specifically acting, set construction and costuming. The space will also provide storage for sets, costumes and theatre related equipment and classroom supplies. The space will support classes of 12 to 18 students and permit the Theater enrollment to grow to 18 AAFTES.

Spaces Added:

Scenery Construction Lab	1,000 sq. ft.
Acting Classroom	600 sq. ft.
Costume Lab and Storage	400 sq. ft.
Two Faculty Offices	200 sq. ft.

Capital Cost Development

Overall costs are expected to be \$1.5 million.

Preliminary cost estimates have been provided by Integrus Architecture, based on RS Means square foot costs for the building and site costs.

Anticipated funding source is a matching fund project. Half of the estimated costs, \$750,000 would come from state capital funds. The other half would come from private funds raised through the WWCC Foundation.

Operating Budget Impacts

Operating budget impacts for the Phase II addition will be relatively small. Janitorial costs will represent a minor increase over existing requirements. General technology infrastructure requirements such as phone and data would be small. Theater specific technology requirements would be more significant. This project will provide sound and lighting technology for the theater. It will be necessary to provide lighting and sound technician support to effectively use the theater technology. Workshop safety will become a priority with this space. Some form of theatre or shop technician should be considered to ensure student safety.

Schedule

<u>Activity</u>	<u>Start</u>	<u>Finish</u>
Begin Private Fund Raising	1/1/08	
Select design team	7/1/09	9/30/09
Design the addition	9/30/09	3/15/10
Complete Fund Raising		3/15/10
Bid the work	3/15/10	4/15/10
Construction	5/1/10	10/30/10

It is planned and expected that matching funds will be raised and the project completed with in the 2009-2011 biennium. Fund raising will begin immediately and be completed at the time the construction contract is awarded.

Implementation

This project is critical to completion of the Performing Arts Theater and Theater instruction at WWCC. It is the second highest priority in the implementation plan for the Facility Master Plan, only second to replacing the old buildings at the Clarkston campus.

This would be a Design-Bid-Build project.